



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-004 P&Z DATE 1/29/19 CC DATE 2/4/19 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.

1209-004

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1306 SUMMER LEE DRIVE

Subdivision TEMNJOVIC Addition Lot 6 Block A

General Location N. of Summer Lee, between Ridge Rd and Rappenthal Parkway

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

Current Zoning	<u>PD</u>	Current Use	<u>PD</u>
Proposed Zoning	<u>Same</u>	Proposed Use	<u>Same</u>
Acreage	<u>1.088</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

**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 112.009 of the Local Government Code.

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

<input type="checkbox"/> Owner	<u>1306 SUMMER LEE, LLC</u>	<input checked="" type="checkbox"/> Applicant	<u>A: W Surveyors</u>
Contact Person	<u>MICHAEL FISHER</u>	Contact Person	<u>Tmy Dezelia</u>
Address	<u>244 HARVEST RIDGE DR.</u>	Address	<u>8220 SW Thammason Bldg A, STE C</u>
City, State & Zip	<u>ROCKWALL, TX 75032</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone	<u>469-766-2028</u>	Phone	<u>972-681-4975</u>
E-Mail	<u>dr.f@f2dentistry.com</u>	E-Mail	<u>gwen@awsurvey.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 340.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 3 day of January, 20 19. 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."

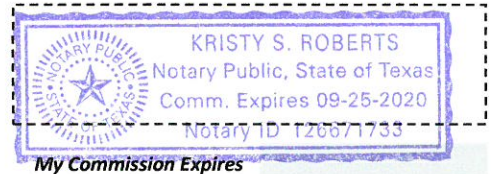
Given under my hand and seal of office on this the 3 day of January, 20 19.

Owner's/Applicant's Signature

Michael Fisher

Notary Public in and for the State of Texas

Kristy S. Roberts





**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: 1/16/2019

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: P2019-004**  
**Project Name: Lot 1, Block A, Temunovic Addition**  
**Project Type: PLAT**  
**Applicant Name: A&W SURVEYORS**  
**Owner Name: MICHAEL FISHER**  
**Project Description:**



# RECEIPT

Project Number: P2019-004  
Job Address: 1306 SUMMER LEE DRIVE  
Rockwall, TX 75032

Receipt Number: B83747

Printed: 1/25/2019 1:52 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 321.64

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**Total Fees Paid:**

**\$ 321.64**

Date Paid: 1/25/2019 12:00:00AM

Paid By: 1306 Summer Lee, LLC

Pay Method: CHECK 1204

Received By: LM



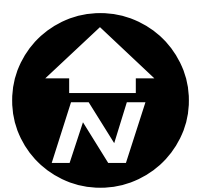
P2019-004 - LOT 7, BLOCK A, TEMUNOVIC ADDITION  
REPLAT - LOCATION MAP =

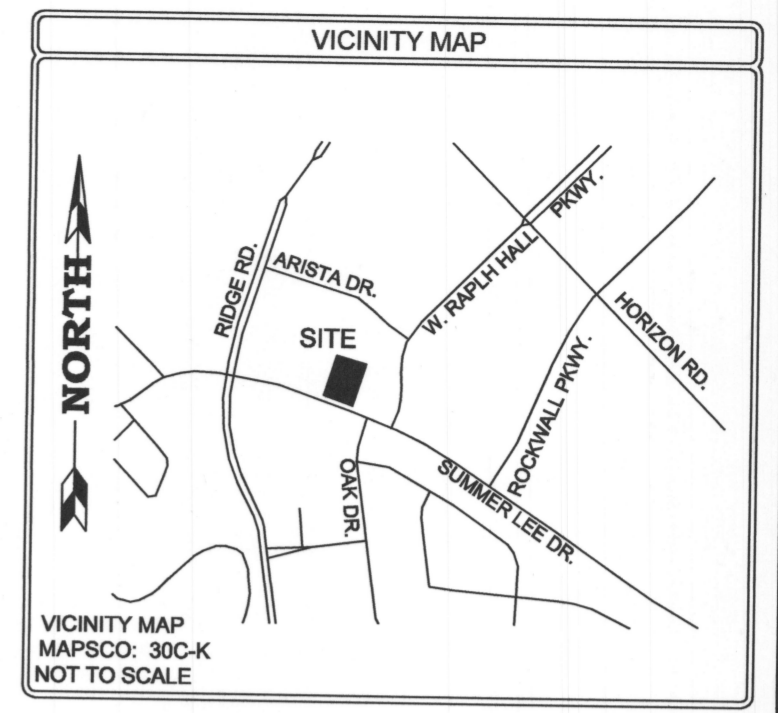
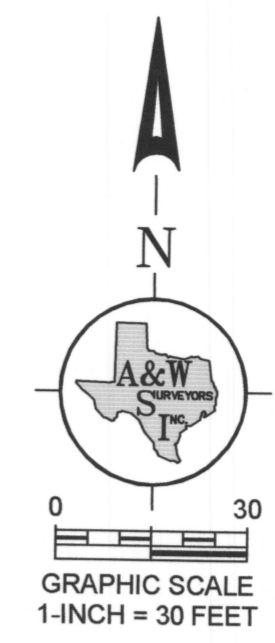
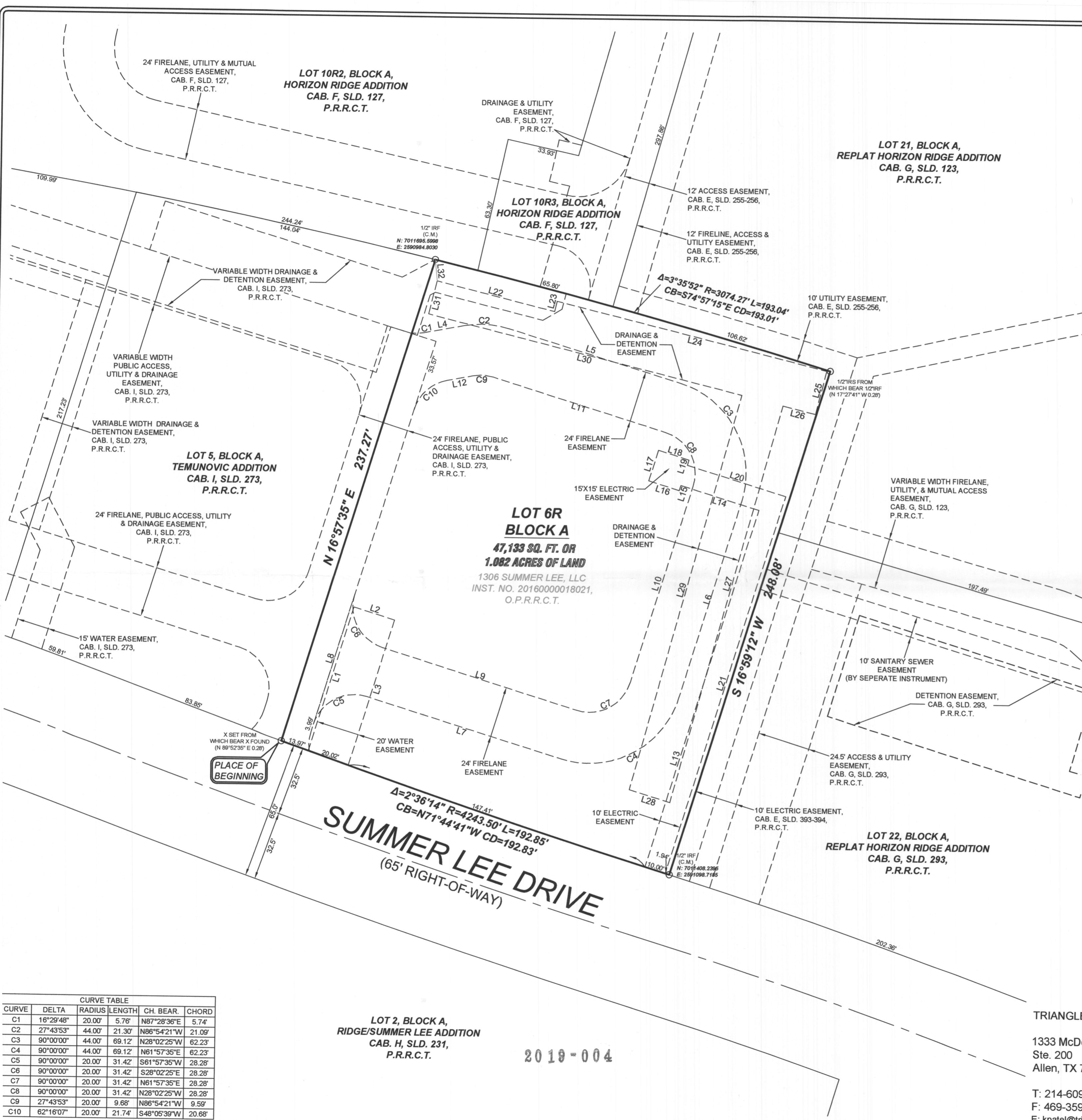


# City of Rockwall

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

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





- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
  - 2) The purpose of this Replat is to define easements conditional to new development.
  - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - 5) 16" Water lines shown are approximate location.
  - 6) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LINE	LENGTH	BEARING
L1	70.66'	N16°57'35"E
L2	20.00'	S73°02'25"E
L3	71.45'	S16°57'35"W
L4	19.18'	N79°13'42"E
L5	84.96'	S73°02'25"E
L6	96.90'	S16°57'35"W
L7	95.82'	N73°02'25"W
L8	64.00'	S16°57'17"W
L9	95.82'	N73°02'25"W
L10	96.90'	S16°57'35"W
L11	84.96'	S73°02'25"E
L12	12.27'	N79°13'42"E
L13	175.80'	N16°57'35"E
L15	2.50'	S16°57'35"W
L17	15.00'	N16°57'35"E
L18	15.00'	S73°02'25"E
L19	2.50'	S16°57'35"W
L20	48.63'	S73°02'25"E
L21	185.82'	S16°57'35"W
L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S15°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S05°37'20"E

**LEGEND**

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'48"	20.00'	5.76'	N87°28'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
C4	90°00'00"	44.00'	69.12'	N61°57'35"E	62.23'
C5	90°00'00"	20.00'	31.42'	S61°57'35"W	28.28'
C6	90°00'00"	20.00'	31.42'	S28°02'25"E	28.28'
C7	90°00'00"	20.00'	31.42'	N61°57'35"E	28.28'
C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'39"W	20.68'

LOT 2, BLOCK A,  
RIDGE/SUMMER LEE ADDITION  
CAB. H, SLD. 231,  
P.R.R.C.T.

2019-004

TRIANGLE ENGINEERING  
1333 McDermott Drive  
Ste. 200  
Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:  
"A professional company operating in your best interest"

PAGE 1 OF 2  
**REPLAT**  
**LOT 6R, BLOCK A**  
**TEMUNOVIC ADDITION**  
1.082 ACRES OF LAND  
BEING A REPLAT OF LOT 6, BLOCK A  
TEMUNOVIC ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CASE FILE NO. SP2017-023

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
Owner: 1306 Summer Lee, LLC  
~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 20160000018021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1.082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 6R, BLOCK A, TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

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 \_\_\_\_\_, 20\_\_.

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

TRIANGLE ENGINEERING

1333 McDermott Drive Ste. 200 Allen, TX 75013

T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com



A&W SURVEYORS, INC.

Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 REPLAT

LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. SP2017-023

# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

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

**APPLICANT:** Tony Degeli of A & W Surveyors.

**AGENDA ITEM:** P2019-004; Lot 7, Block A, Temunovic Addition

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### **SUMMARY:**

Consider a request by Tony Degeli of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

### **PLAT INFORMATION:**

- The objective of this request is to replat a 1.082-acre tract of land [*i.e. Lot 6, Block A, Temunovic Addition*] for the purpose of establishing firelane, public access, drainage & utility easements to allow for the construction of a medical office building. The subject property is situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.
- A Specific Use Permit (SUP) [*i.e. Ordinance No. 17-52, S-175*] was approved by the City Council on October 2, 2017 allowing for a structure to exceed 36-feet in height within the Scenic Overlay District (SOV).
- A site plan [*i.e. SP2017-023*] was approved by the Planning and Zoning Commission on September 26, 2017.
- 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 7, Block A, Temunovic 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> P2019-004	<b>Owner</b> MICHAEL FISHER	<b>Applied</b> 1/14/2019 LM
<b>Project Name</b> Lot 1, Block A, Temunovic Addition	<b>Applicant</b> A&W SURVEYORS	<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 DG

<b>Site Address</b> 1306 SUMMER LEE DRIVE	<b>City, State Zip</b> Rockwall, TX 75032	<b>Zoning</b>
----------------------------------------------	----------------------------------------------	---------------

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/14/2019	1/21/2019	1/22/2019	8	APPROVED	
ENGINEERING (1/25/2019 10:21 AM SH) - Label as "Private 10' Sanitary Sewer Easement" - Must have instrument number now.	Sarah Hager	1/14/2019	1/21/2019	1/25/2019	11	COMMENTS	
FIRE	Ariana Hargrove	1/14/2019	1/21/2019	1/24/2019	10	APPROVED	
GIS	Lance Singleton	1/14/2019	1/21/2019	1/22/2019	8	APPROVED	
PLANNING	David Gonzales	1/14/2019	1/21/2019	1/25/2019	11	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

Consider a request by Tony Degelia of A& W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, 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:

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
2. Provide a label indicating "Case No. P2019-004" on the lower right corner on all pages of the revised final plat submittal
3. Include a label on platted lot that identifies the name of the subdivision [i.e. Temunovic Addition] and to be located above 'Lot 7, Block A'.
4. Correct lot number on plat and title block to indicate "Lot 7" [do not use Lot 6R].
5. Correct Title Block heading as follows:  
 Final Plat  
 Tumunovic Addition  
 Lot 7, Block A  
 etc.....  
 Being a replat of Lot 6, Block A, Tumunovic Addition..etc...
6. Relabel firelane as "24-ft Firelane, Public Access, Drainage and Utility Easements" as appropriate.
7. Notary Certificate not necessary when stamped by surveyor.

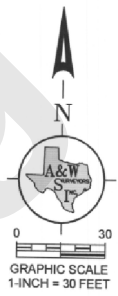
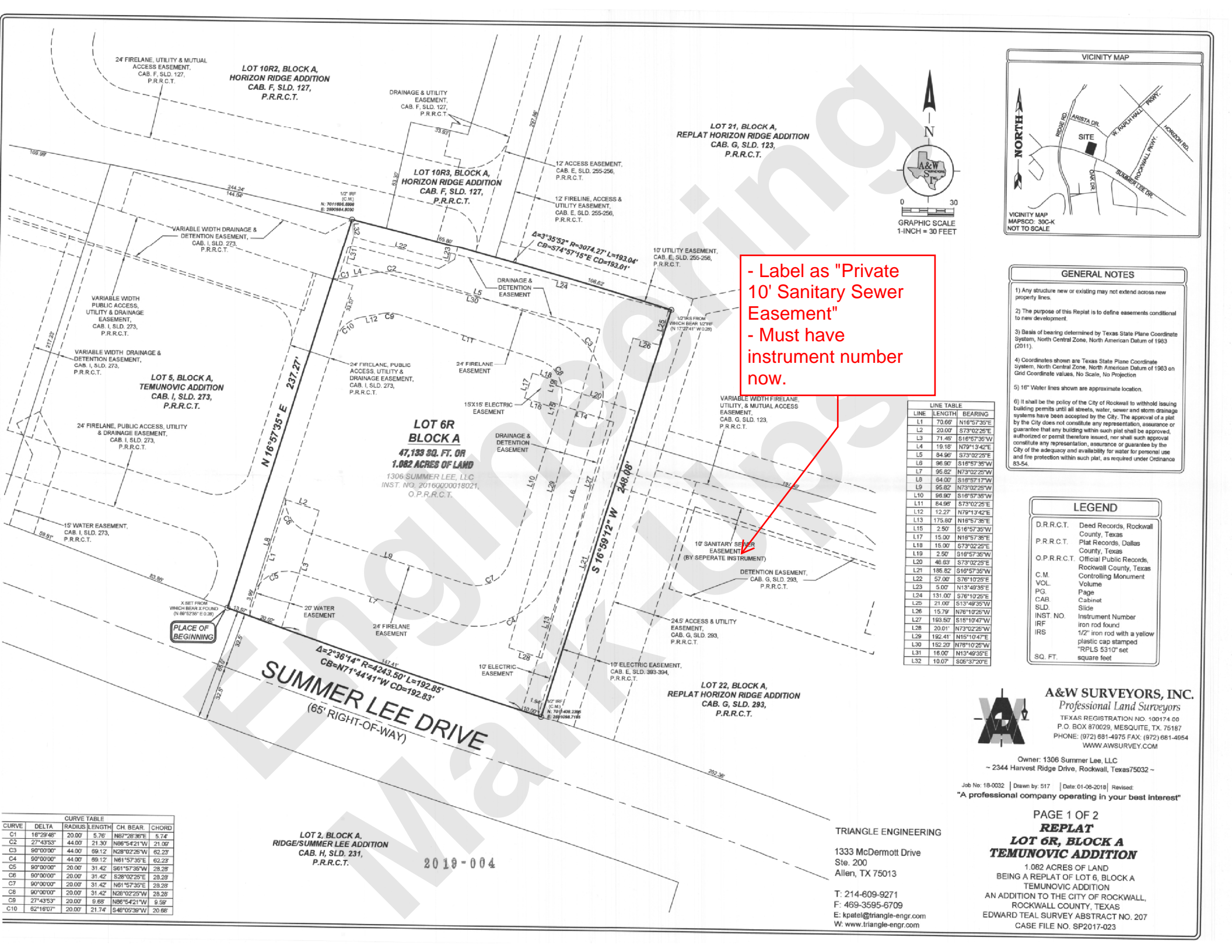
\*\*As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes \*\*

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.

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.)



- Label as "Private 10' Sanitary Sewer Easement"  
- Must have instrument number now.

- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
  - 2) The purpose of this Replat is to define easements conditional to new development.
  - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - 4) Coordinates shown are Texas State Plane Coordinate system, North Central Zone, North American Datum of 1983 on GND Coordinate values. No Scale, No Projection
  - 5) 1" Water lines shown are approximate location.
  - 6) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and the protection within such plat, as required under Ordinance 83-54.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	70.66'	N16°57'35"E
L2	20.00'	S73°02'25"E
L3	71.45'	S16°57'35"W
L4	19.18'	N79°13'42"E
L5	84.96'	S73°02'25"E
L6	96.90'	S16°57'35"W
L7	95.82'	N73°02'25"W
L8	84.00'	S16°57'17"W
L9	95.82'	N73°02'25"W
L10	86.90'	S16°57'35"W
L11	84.96'	S73°02'25"E
L12	12.27'	N79°13'42"E
L13	175.80'	N16°57'36"E
L15	2.50'	S16°57'35"W
L17	15.00'	N16°57'35"E
L18	15.00'	S73°02'25"E
L19	2.50'	S16°57'35"W
L20	46.83'	S73°02'25"E
L21	185.82'	S16°57'35"W
L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S16°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S66°37'20"E

**LEGEND**

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
S.L.D.	Slide
INST. NO.	Instrument Number
JRF.	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

**SUMMER LEE DRIVE**  
(65' RIGHT-OF-WAY)

$\Delta=2^{\circ}36'14" R=4243.50' L=192.85'$   
 $CB=N71^{\circ}44'41"W CD=192.83'$

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'46"	20.00'	5.76'	N67°26'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
C4	90°00'00"	44.00'	69.12'	N61°57'35"E	62.23'
C5	90°00'00"	20.00'	31.42'	S61°57'35"W	28.28'
C6	90°00'00"	20.00'	31.42'	S28°02'25"E	28.28'
C7	90°00'00"	20.00'	31.42'	N61°57'35"E	28.28'
C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'36"W	20.66'

LOT 2, BLOCK A,  
RIDGE/SUMMER LEE ADDITION  
CAB. H, SLD. 231,  
P.R.R.C.T.

2019-004

TRIANGLE ENGINEERING  
1333 McDermott Drive  
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F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
Owner: 1306 Summer Lee, LLC  
~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~  
Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:  
"A professional company operating in your best interest"

PAGE 1 OF 2  
**REPLAT**  
**LOT 6R, BLOCK A**  
**TEMUNOVIC ADDITION**  
1.082 ACRES OF LAND  
BEING A REPLAT OF LOT 6, BLOCK A  
TEMUNOVIC ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CASE FILE NO. SP2017-023

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 2018000019021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior "el" corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1,082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 6R, BLOCK A, TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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 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 regulations 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

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 \_\_\_\_\_, 20\_\_.

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 \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

TRIANGLE ENGINEERING 1333 McDermott Drive Ste. 200 Allen, TX 75013 T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com

A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870028, MESQUITE, TX 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 REPLAT LOT 6R, BLOCK A TEMUNOVIC ADDITION 1.082 ACRES OF LAND BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. SP2017-023



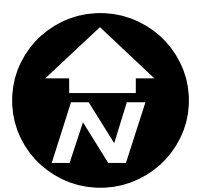
P2019-004 - LOT 7, BLOCK A, TEMUNOVIC ADDITION  
REPLAT - LOCATION MAP =

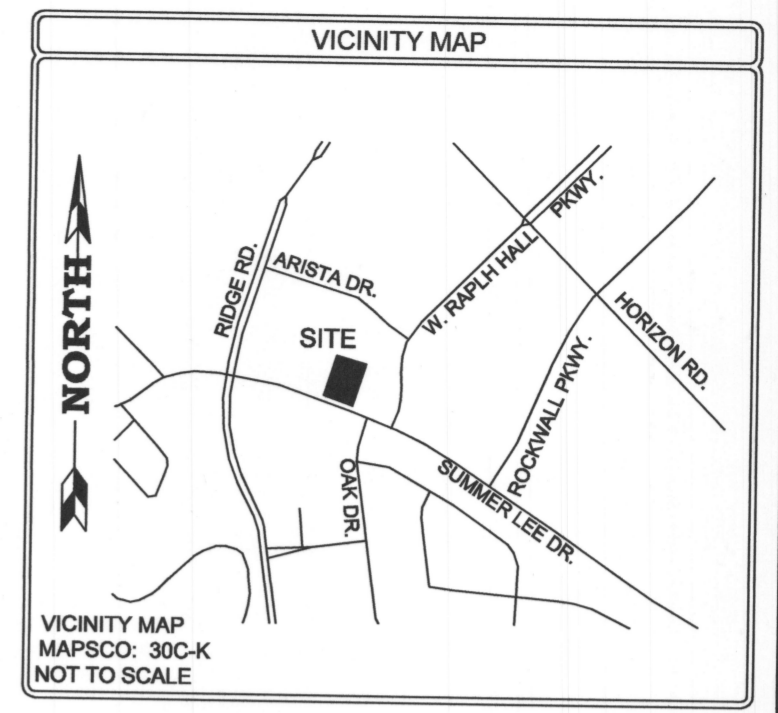
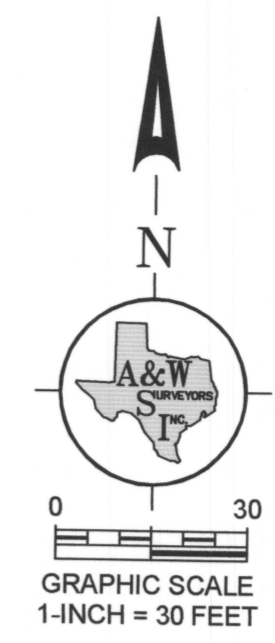
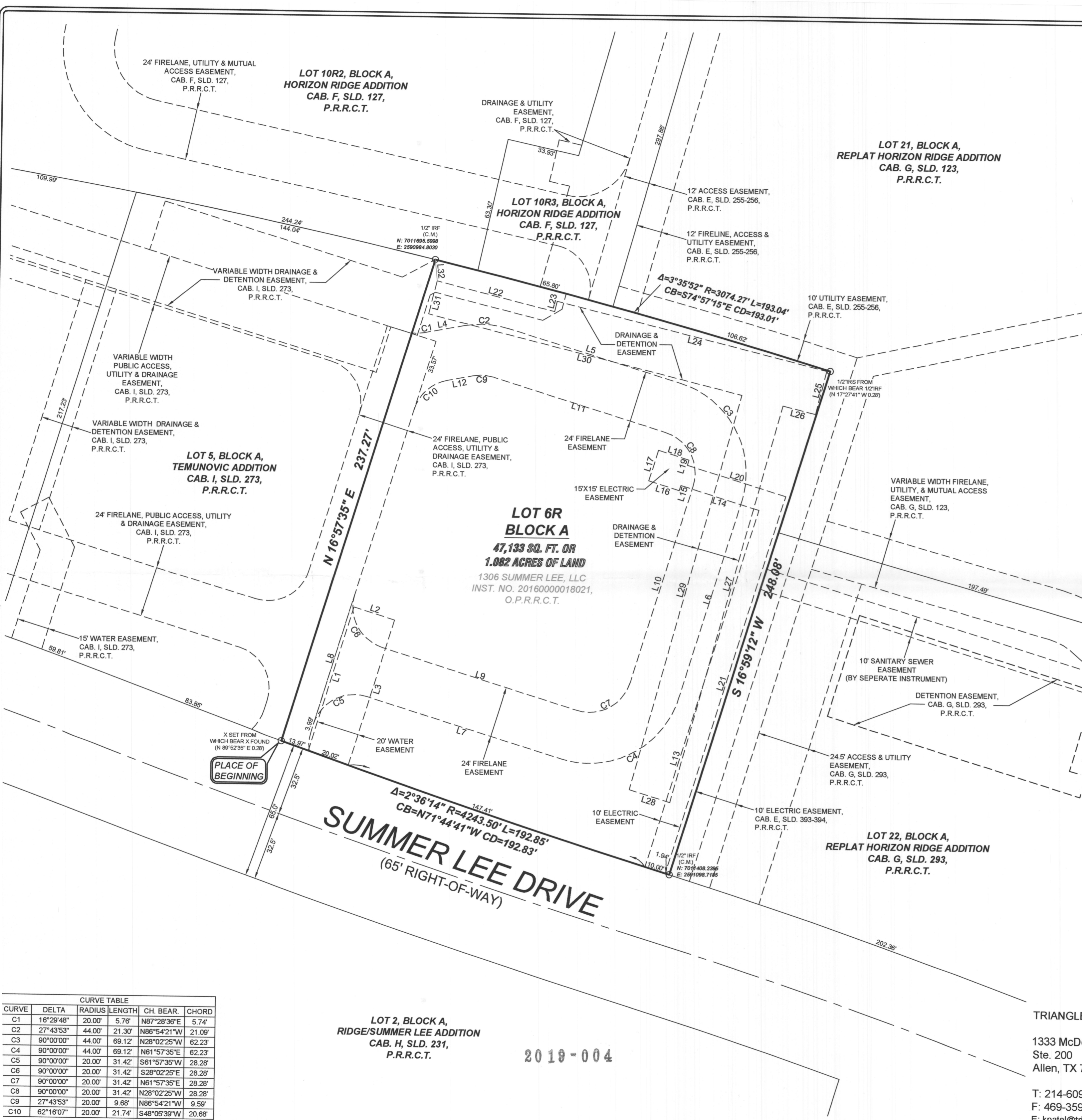


# City of Rockwall

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

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





- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
  - 2) The purpose of this Replat is to define easements conditional to new development.
  - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
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**LEGEND**

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**CURVE TABLE**

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LOT 2, BLOCK A,  
RIDGE/SUMMER LEE ADDITION  
CAB. H, SLD. 231,  
P.R.R.C.T.

2019-004

TRIANGLE ENGINEERING  
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Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:  
"A professional company operating in your best interest"

PAGE 1 OF 2  
**REPLAT**  
**LOT 6R, BLOCK A**  
**TEMUNOVIC ADDITION**  
1.082 ACRES OF LAND  
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**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
Owner: 1306 Summer Lee, LLC  
~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 20160000018021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1.082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_ day of \_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_ day of \_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 6R, BLOCK A, TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public in and for The State of Texas

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 \_\_\_, 20\_\_.

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 \_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

TRIANGLE ENGINEERING

1333 McDermott Drive Ste. 200 Allen, TX 75013

T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com



A&W SURVEYORS, INC.

Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 REPLAT

LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. SP2017-023



# CITY OF ROCKWALL CITY COUNCIL MEMO

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

**APPLICANT:** Tony Degeli of *A & W Surveyors*.

**AGENDA ITEM:** **P2019-004**; *Lot 7, Block A, Temunovic Addition*

---

## **SUMMARY:**

Consider a request by Tony Degeli of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 1.082-acre tract of land [*i.e. Lot 6, Block A, Temunovic Addition*] for the purpose of establishing firelane, public access, drainage & utility easements to allow for the construction of a medical office building. The subject property is situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.
- A Specific Use Permit (SUP) [*i.e. Ordinance No. 17-52, S-175*] was approved by the City Council on October 2, 2017 allowing for a structure to exceed 36-feet in height within the Scenic Overlay District (SOV).
- A site plan [*i.e. SP2017-023*] was approved by the Planning and Zoning Commission on September 26, 2017.
- 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 chooses to approve the replat for *Lot 7, Block A, Temunovic 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 25 50 100 150 200 Feet

P2019-004 - LOT 7, BLOCK A, TEMUNOVIC ADDITION  
REPLAT - LOCATION MAP = 

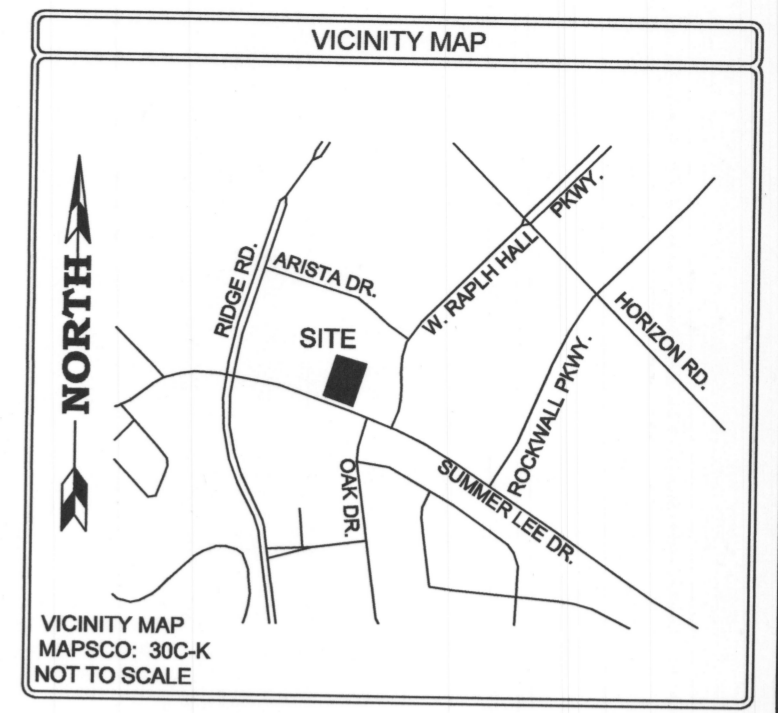
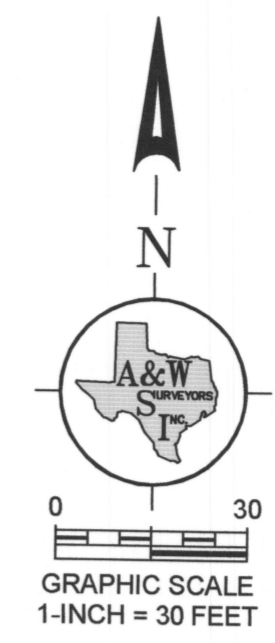
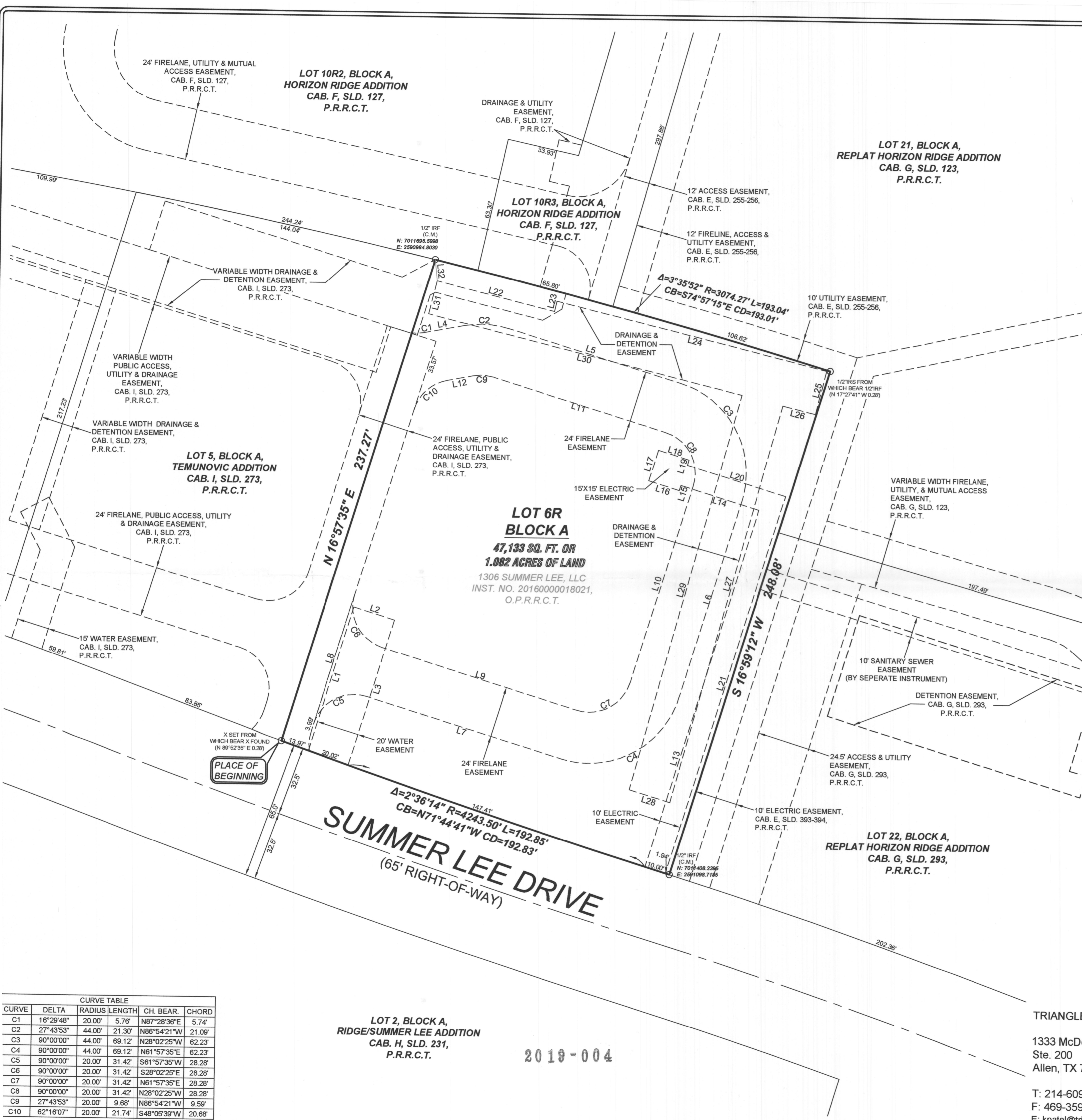


## City of Rockwall

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

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





- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
  - 2) The purpose of this Replat is to define easements conditional to new development.
  - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - 5) 16" Water lines shown are approximate location.
  - 6) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LINE	LENGTH	BEARING
L1	70.66'	N16°57'35"E
L2	20.00'	S73°02'25"E
L3	71.45'	S16°57'35"W
L4	19.18'	N79°13'42"E
L5	84.96'	S73°02'25"E
L6	96.90'	S16°57'35"W
L7	95.82'	N73°02'25"W
L8	64.00'	S16°57'17"W
L9	95.82'	N73°02'25"W
L10	96.90'	S16°57'35"W
L11	84.96'	S73°02'25"E
L12	12.27'	N79°13'42"E
L13	175.80'	N16°57'35"E
L15	2.50'	S16°57'35"W
L17	15.00'	N16°57'35"E
L18	15.00'	S73°02'25"E
L19	2.50'	S16°57'35"W
L20	48.63'	S73°02'25"E
L21	185.82'	S16°57'35"W
L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S15°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S05°37'20"E

**LEGEND**

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'48"	20.00'	5.76'	N87°28'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
C4	90°00'00"	44.00'	69.12'	N61°57'35"E	62.23'
C5	90°00'00"	20.00'	31.42'	S61°57'35"W	28.28'
C6	90°00'00"	20.00'	31.42'	S28°02'25"E	28.28'
C7	90°00'00"	20.00'	31.42'	N61°57'35"E	28.28'
C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'39"W	20.68'

LOT 2, BLOCK A,  
RIDGE/SUMMER LEE ADDITION  
CAB. H, SLD. 231,  
P.R.R.C.T.

2019-004

TRIANGLE ENGINEERING  
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Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:  
"A professional company operating in your best interest"

PAGE 1 OF 2  
**REPLAT**  
**LOT 6R, BLOCK A**  
**TEMUNOVIC ADDITION**  
1.082 ACRES OF LAND  
BEING A REPLAT OF LOT 6, BLOCK A  
TEMUNOVIC ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CASE FILE NO. SP2017-023

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
Owner: 1306 Summer Lee, LLC  
~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

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John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_ day of \_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

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Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 20\_\_.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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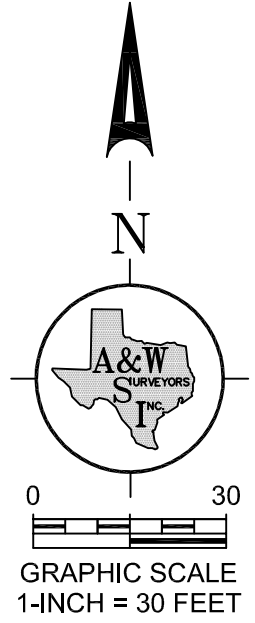
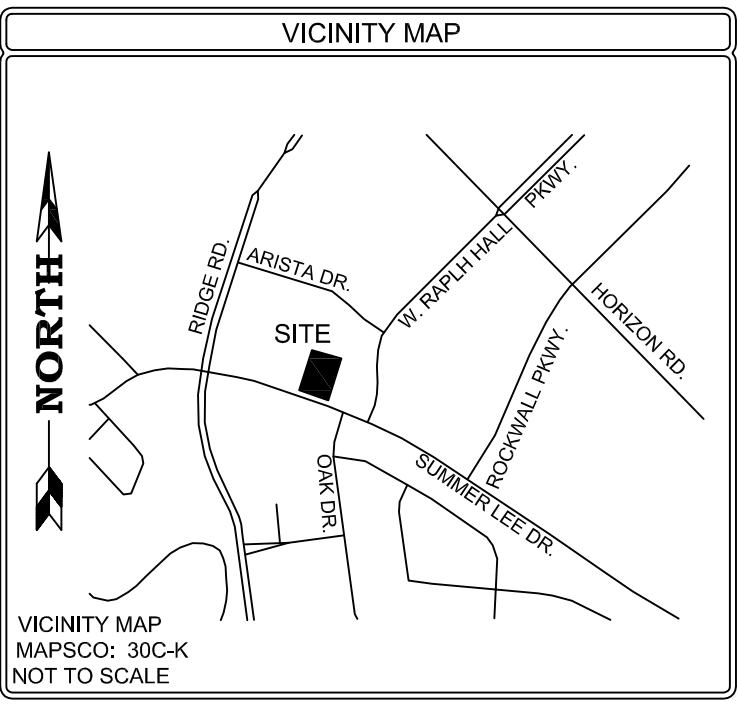
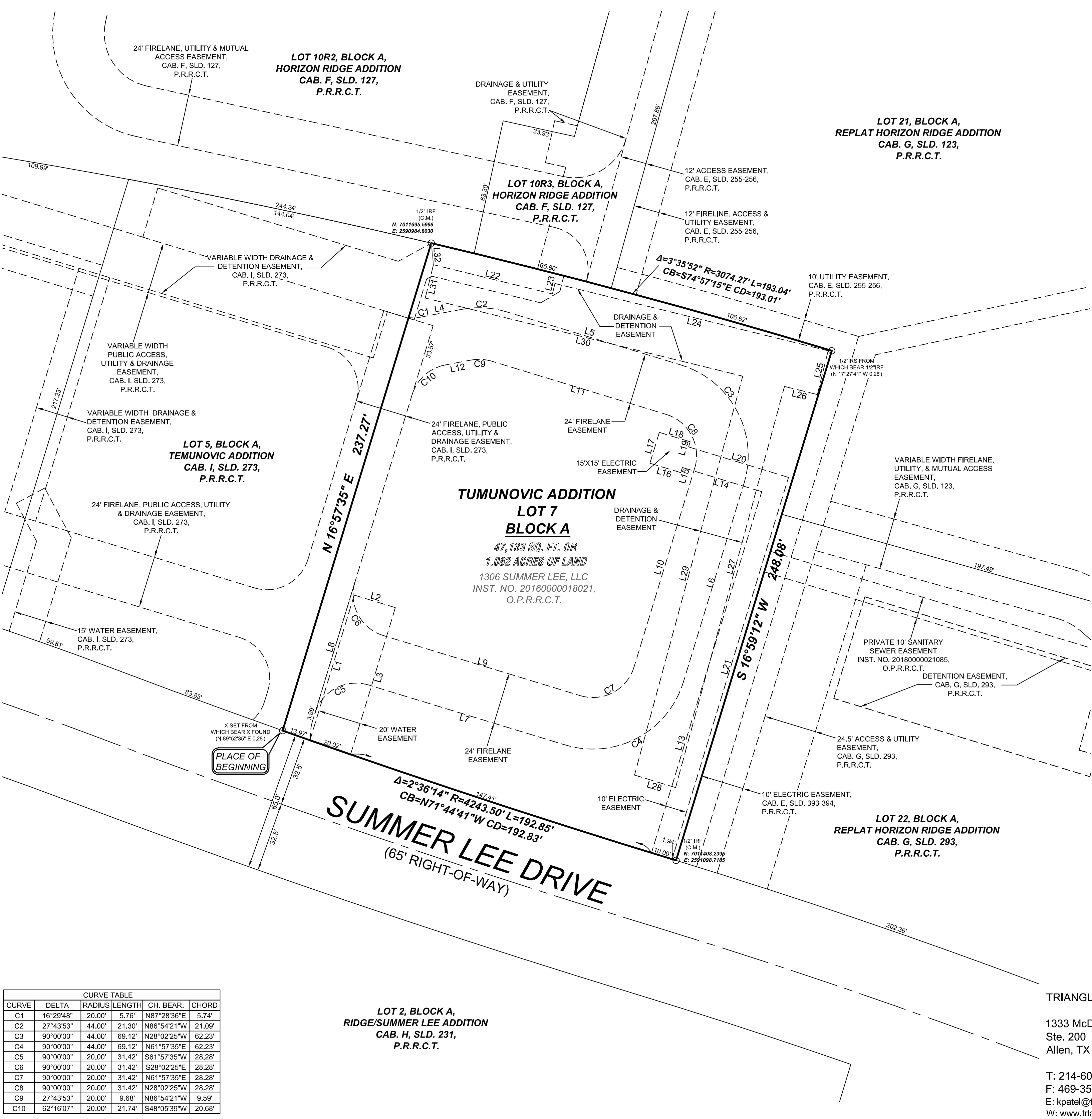
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PAGE 2 OF 2 REPLAT

LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. SP2017-023



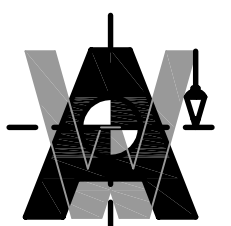
- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
  - 2) The purpose of this Replat is to define easements conditional to new development.
  - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - 5) 16" Water lines shown are approximate location.
  - 6) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**LINE TABLE**

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L20	48.63'	S73°02'25"E
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L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S15°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S05°37'20"E

**LEGEND**

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
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INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



**A&W SURVEYORS, INC.**  
 Professional Land Surveyors  
 TEXAS REGISTRATION NO. 100174-00  
 P.O. BOX 870029, MESQUITE, TX. 75187  
 PHONE: (972) 681-4975 FAX: (972) 681-4954  
 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC  
 ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:  
 "A professional company operating in your best interest"

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'48"	20.00'	5.76'	N87°28'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
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C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'39"W	20.68'

**LOT 2, BLOCK A,  
 RIDGE/SUMMER LEE ADDITION  
 CAB. H, SLD. 231,  
 P.R.R.C.T.**

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PAGE 1 OF 2  
**FINAL PLAT**  
**TEMUNOVIC ADDITION  
 LOT 7, BLOCK A**  
 BEING A REPLAT OF LOT 6, BLOCK A  
 TEMUNOVIC ADDITION  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 EDWARD TEAL SURVEY ABSTRACT NO. 207  
 CASE FILE NO. P2019-004

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 20160000018021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1.082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 7, BLOCK A, TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

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 \_\_\_\_\_, 20\_\_.

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

TRIANGLE ENGINEERING

1333 McDermott Drive Ste. 200 Allen, TX 75013

T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com



A&W SURVEYORS, INC. Professional Land Surveyors

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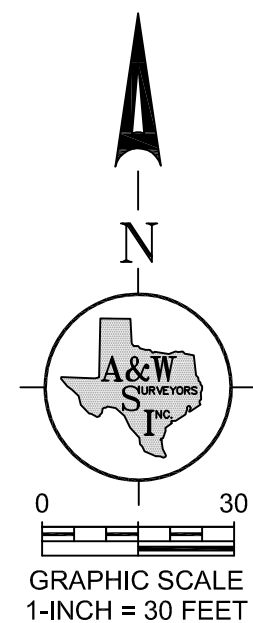
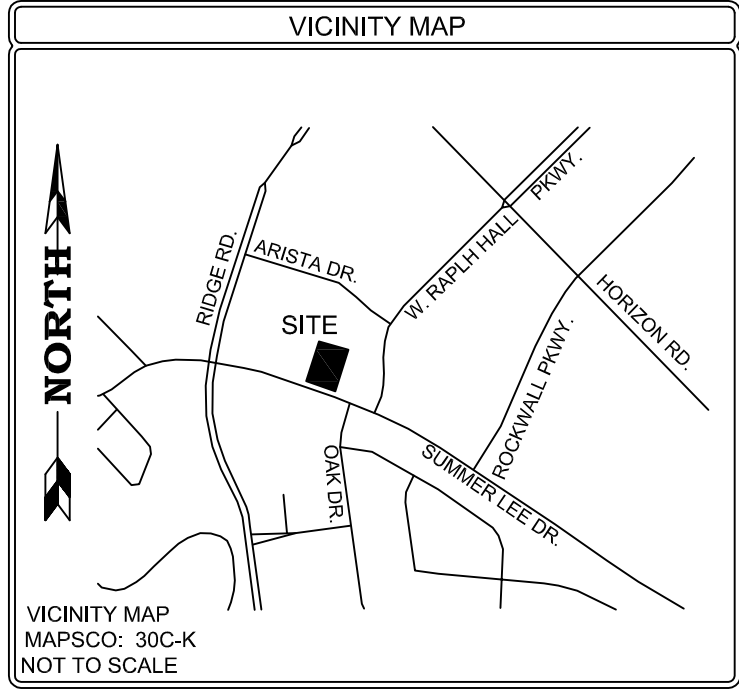
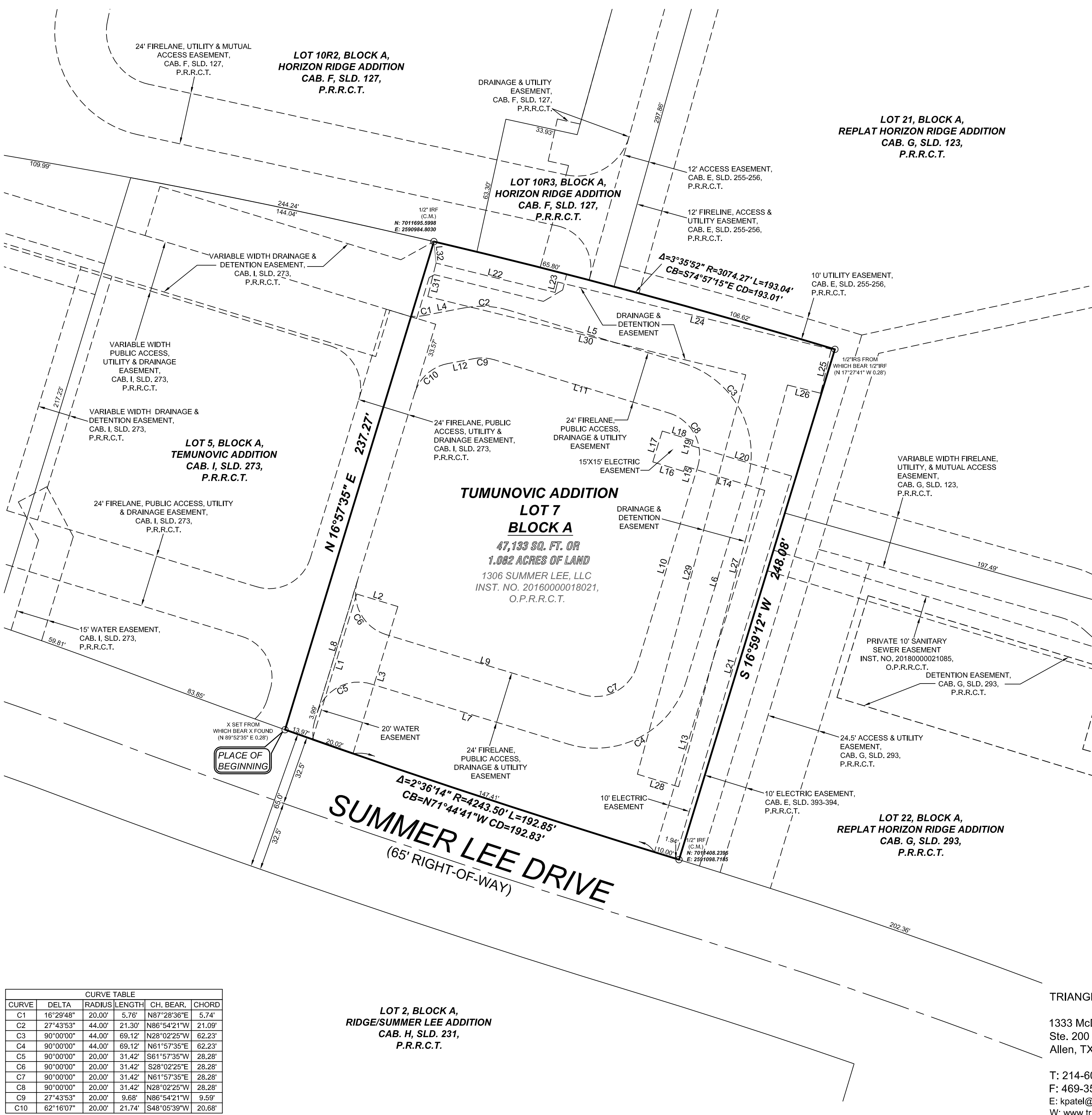
Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 FINAL PLAT

TEMUNOVIC ADDITION LOT 7, BLOCK A

BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. P2019-004



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**LOT 2, BLOCK A,  
RIDGE/SUMMER LEE ADDITION  
CAB. H, SLD. 231,  
P.R.R.C.T.**

**LOT 22, BLOCK A,  
REPLAT HORIZON RIDGE ADDITION  
CAB. G, SLD. 293,  
P.R.R.C.T.**

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**TEMUNOVIC ADDITION  
LOT 7, BLOCK A**  
BEING A REPLAT OF LOT 6, BLOCK A  
TEMUNOVIC ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CASE FILE NO. P2019-004



OWNER'S CERTIFICATE

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Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

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SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 7, BLOCK A, TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

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 \_\_\_\_\_, 20\_\_.

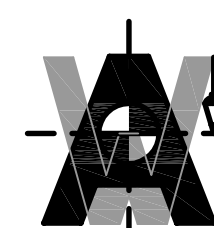
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

TRIANGLE ENGINEERING

1333 McDermott Drive Ste. 200 Allen, TX 75013

T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com



A&W SURVEYORS, INC. Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 FINAL PLAT

TEMUNOVIC ADDITION LOT 7, BLOCK A

BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. P2019-004



February 11, 2019

**ATTN: TONY DEGELIA**  
A&W SURVEYORS  
2220 GUS THOMMASON, BLDG. A, SUITE C  
MESQUITE, TX 75150

**RE: REPLAT PLAT (P2019-004), Lot 1, Block A, Temunovic 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 7, Block A, Temunovic 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, appearing to read 'David Gonzales', with a large, sweeping flourish extending to the right.

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