



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-009 P&Z DATE 3/18/19 CC DATE 3/18/19 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"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & Z

CG CASE NO.

P2019-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1902/2000 S. Goliad Street

Subdivision Billy Peoples Addition No. 1

Lot

1 and 2

Block

A

General Location Located at the southwest corner of S. Goliad St. and W. Yellow jacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning General Retail (GR) District

Current Use Retail

Proposed Zoning General Retail (GR) District

Proposed Use Retail

Acreage

0.653

Lots [Current]

2

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 Dynamic Development

Applicant Mathias Haubert

Contact Person Daniel J. Porter

Contact Person Mathias Haubert

Address 1725 21st Street

Address 6017 Main Street

City, State & Zip Santa Monica, CA 90404

City, State & Zip Frisco, TX 75034

Phone 214-662-51

Phone 469-458-73

E-Mail dan.porter@dynamicdeco.com

E-Mail mhaubert@bohlereng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mathias Haubert [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 \$ 313.06, to cover the cost of this application, has been paid to the City of Rockwall on this the 26 day of February, 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."

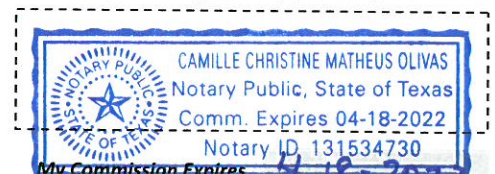
Given under my hand and seal of office on this the 26th day of February, 20 19.

Owner's/Applicant's Signature

Mathias Haubert

Notary Public in and for the State of Texas

Camille Olivas



4-18-2022



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).

- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___ / ___ / ___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. **[FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]**

- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: ___ / ___ / ___

- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: ___ / ___ / ___

- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: ___ / ___ / ___

- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: ___ / ___ / ___

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: ___ / ___ / ___

- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: ___ / ___ / ___
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: ___/___/___

1st _____

2nd _____

Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

GENERAL NOTES:



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 3/5/2019

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 as soon as possible. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/05/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/5/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: P2019-009
Project Name: Lot 1, Block A, Brakes Plus
Project Type: PLAT
Applicant Name: DYNAMIC DEVELOPMENT
Owner Name: E, Z MART #77
Project Description:



RECEIPT

Project Number: P2019-009
Job Address: 1902 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B84229

Printed: 3/5/2019 9:02 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 313.06

Total Fees Paid:

\$ 313.06


Date Paid: 3/5/2019 12:00:00AM

Paid By: BOHLER ENGINEERING TX LLC

Pay Method: CHECK 001053

Received By: LM

0 15 30 60 90 120 Feet

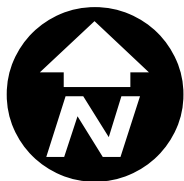
P2019-009 - LOT 1, BLOCK A, BRAKES PLUS ADDITION
REPLAT - LOCATION MAP = 

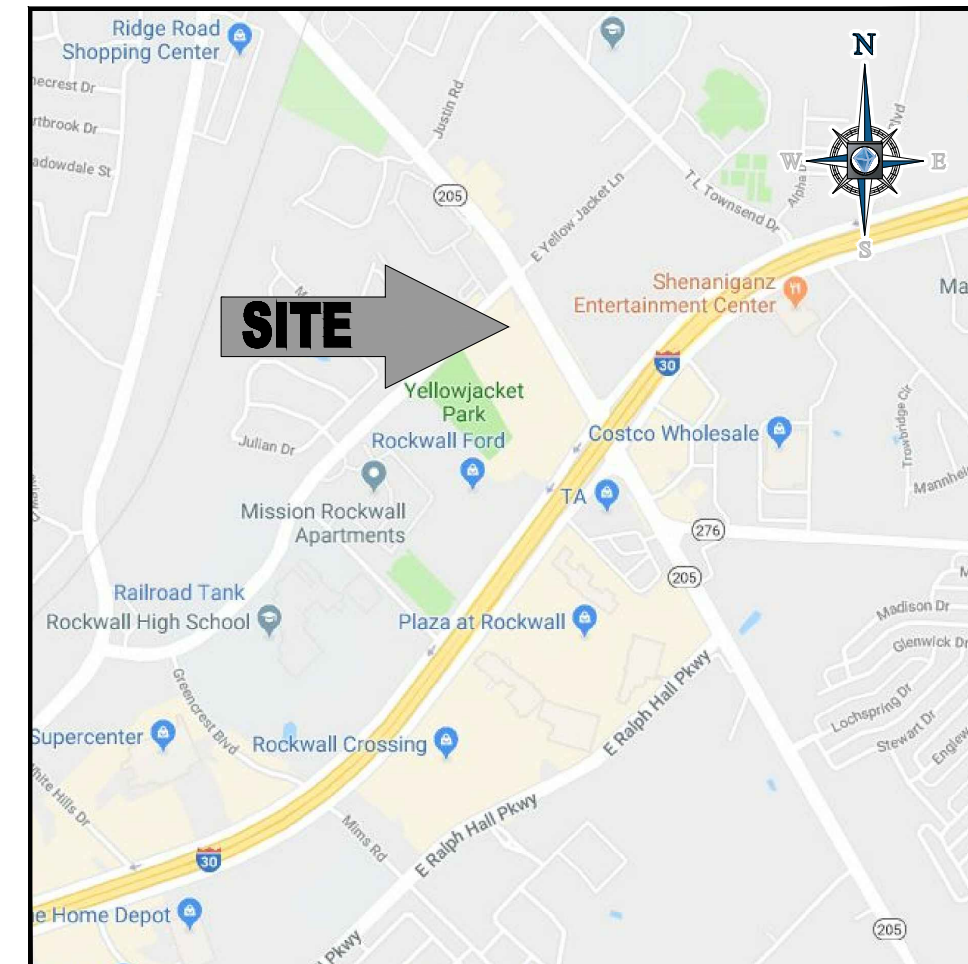


City of Rockwall

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

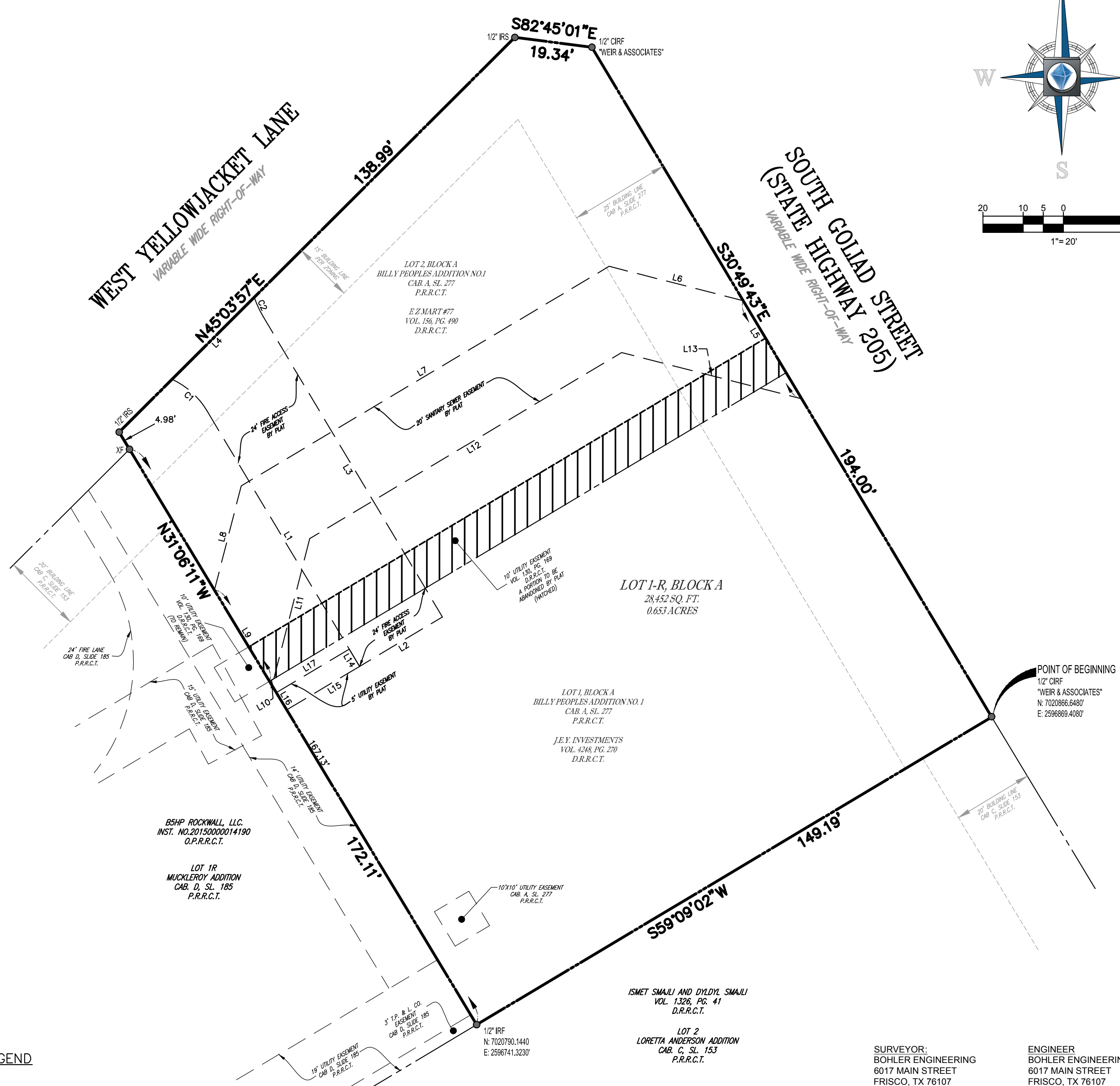
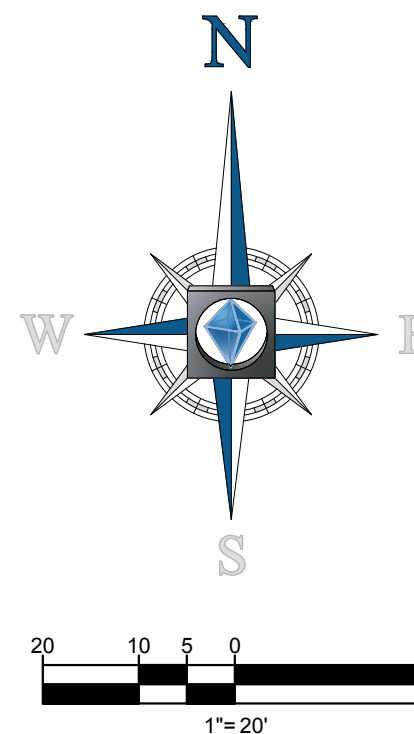
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP

SCALE: N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ---
REPLAT
BRAKES PLUS

LOT 1R, BLOCK A
 BEING ALL OF LOT 1 AND LOT 2, BLOCK A
 BILLY PEOPLES ADDITION NO. 1
 CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458 - 7300
 CONTACT: BILLY LOGSDON

ENGINEER:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458-7300
 CONTACT: MATHIAS HAUBERT

OWNER:
 JEY INVESTMENTS
 602 FALVEY AVE
 TEXARKANA, TX 75501
 PHONE: (903) 832-6502

OWNER:
 EZ MART #77
 PO BOX 1426
 TEXARKANA, TX 75504
 PHONE: (903) 832 - 6502

APPLICANT:
 EXPRESS OIL CHANGE, LLC
 1800 SOUTHPARK DR
 BIRMINGHAM, AL 35244
 PHONE: (205) 397-1164
 CONTACT: JOHN DAVIS



SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2

BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS PERMISSION IS PROHIBITED.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, EZ MART #77 and J.E.Y. INVESTMENTS being the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, a part of the James Cadle Survey, Abstract Number 65, being all of Lot 1 and a part of Lot 2, Block A, Billy People's Addition No. 1, an Addition to the City of Rockwall, as recorded in Cabinet A, Slide 277, Plat Records Rockwall County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Weir & Associates" found at the east corner of said Lot 1, said point being the north corner of Lot 2, Loretta Anderson Addition, an Addition to the City of Rockwall, as recorded in Cabinet C, Slide 153, Plat Records Rockwall County, Texas and said point being in the southwest line of South Goliad Street a.k.a State Highway 205 (a variable width right-of-way);

THENCE South 59 degrees 09 minutes 02 seconds West, 149.19 feet along the southeast line of said Lot 1 (Billy People's Addition No. 1) and along the northwest line of said Lot 2 (Loretta Anderson Addition) to a one-half inch iron rod found at the south corner of said Lot 1 (Billy People's Addition No. 1), said point being the east corner of Lot 1R, Muckleroy Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 185, Plat Records Rockwall County, Texas;

THENCE North 31 degrees 06 minutes 11 seconds West, along the northeast line of said Lot 1R, at 167.13 feet passing an "X" cut found marking the north corner of said Lot 1R, continuing along the southwest line of said Lot 2 (Billy People's Addition No. 1) in all a total distance of 172.11 feet to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west corner of said Lot 2 (Billy People's Addition No. 1), said point being in the southeast line of West Yellowjacket Lane (a variable width right-of-way);

THENCE North 45 degrees 03 minutes 57 seconds East, 138.99 feet along the northwest line of said Lot 2 (Billy People's Addition No. 1) and along the southeast line of West Yellowjacket Lane to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west end of a corner clip at the intersection of the southeast line of West Yellowjacket Lane with the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 82 degrees 45 minutes 01 seconds East, 19.34 feet along said corner clip to a one-half inch iron rod with cap stamped "Weir & Associates" found in the northeast line of said Lot 2 (Billy People's Addition No. 1), said point being in the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 30 degrees 49 minutes 43 seconds East, 194.00 feet along the southwest line of South Goliad Street a.k.a State Highway 205 to the POINT OF BEGINNING and containing 28,452 square feet or 0.653 of an acre of land.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
FEBRUARY 14, 2019

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public in and for The State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRAKES PLUS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS subdivision 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.

I (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; 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.

Property Owner Signature
EZ Mart #77

Date

Property Owner Signature
J.E.Y. Investments

Date

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Prop Cor Bohler" unless otherwise noted.
2. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. 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.
5. According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
6. Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.
7. The zoning of the subject tract is General Retail (GR) according to City of Rockwall Zoning Map.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning

City Engineer

**CITY PROJECT NO. FP ___-____
REPLAT
BRAKES PLUS**


LOT 1R, BLOCK A

BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE RETURNED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

 BOHLER ENGINEERING		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com TBPE No. 18065 TBPLS No. 10194413				
SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES						
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	NA	2 OF 2

Geometric Closure Report

Client:

Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Prepared by:

Aaron Andree
Bohler Engineering
6017Main Street

Date: 2/26/2019 8:35:12 AM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,021,624.5346'

East: 2,596,776.7198'

Segment# 1: Line

Course: S59° 09' 02"W

Length: 149.19'

North: 7,021,548.0324'

East: 2,596,648.6375'

Segment# 2: Line

Course: N31° 06' 11"W

Length: 172.11'

North: 7,021,695.3998'

East: 2,596,559.7291'

Segment# 3: Line

Course: N45° 03' 57"E

Length: 138.99'

North: 7,021,793.5676'

East: 2,596,658.1228'

Segment# 4: Line

Course: S82° 45' 01"E

Length: 19.34'

North: 7,021,791.1270'

East: 2,596,677.3082'

Segment# 5: Line

Course: S30° 49' 43"E

Length: 194.00'

North: 7,021,624.5384'

East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: March 12, 2019
APPLICANT: Mathias Haubert; *Bohler Engineering*
CASE NUMBER: P2019-009; *Lot 1, Block A, Brakes Plus Addition*

SUMMARY

Discuss and consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION


- ☑ The applicant is requesting to replat a 0.653-acre tract of land for the purpose of combining two (2) lots (*i.e. Lots 1 & 2, Billy Peoples # Addition*) into one (1) lot (*i.e. Lot 1, Block A, Brakes Plus Addition*) for the purpose of constructing a minor auto repair garage (*i.e. Brakes Plus*). A minor auto repair garage is permitted with a Specific Use Permit (SUP) in a General Retail (GR) District. The subject property was annexed prior to 1959, is situated within the SH-205 Overlay (SH-205 OV) District, and is zoned General Retail (GR) District.
- ☑ On October 1, 2018, the City Council approved a request [Case No. Z2018-040] for the approval of a Specific Use Permit (SUP) [Ordinance No. 18-45, SUP No. S-197] to allow a *minor auto repair garage (i.e. Brakes Plus)* in a General Retail (GR) District. Currently the property has two (2) vacant buildings (*i.e. formerly EZ-Mart Gas Station and Pizza Hut*) that will need to be demolished in order to develop the site.
- ☑ On November 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-030] and recommended conditional approval (*i.e. with the condition that two [2] faux windows be added to the east elevation*) of the associated variances (*i.e. variances to the vertical and horizontal articulation requirements and pitched roof requirements*) for a minor auto repair garage (*i.e. Brakes Plus*). Subsequently, on November 19, 2018, the City Council approved the variances associated with the approved site plan.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below and the *Operational Conditions* stipulated in Specific Use Permit (SUP) No. S-197 [Ordinance No. 18-45].
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Brakes Plus Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the *Operational Conditions* stipulated by Specific Use Permit (SUP) No. S-197 [*Ordinance No. 18-45*]; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

0 15 30 60 90 120 Feet

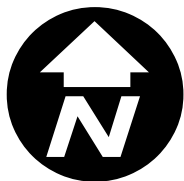
P2019-009 - LOT 1, BLOCK A, BRAKES PLUS ADDITION
REPLAT - LOCATION MAP = 

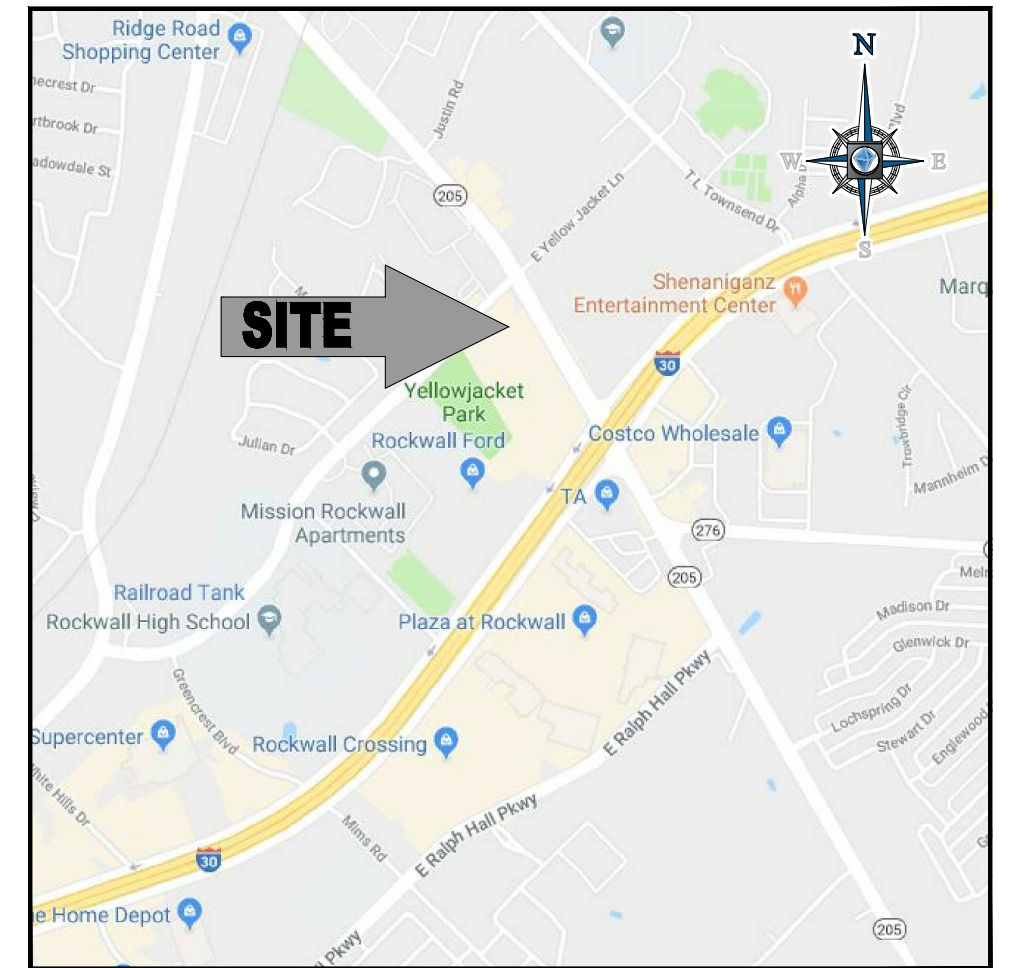


City of Rockwall

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

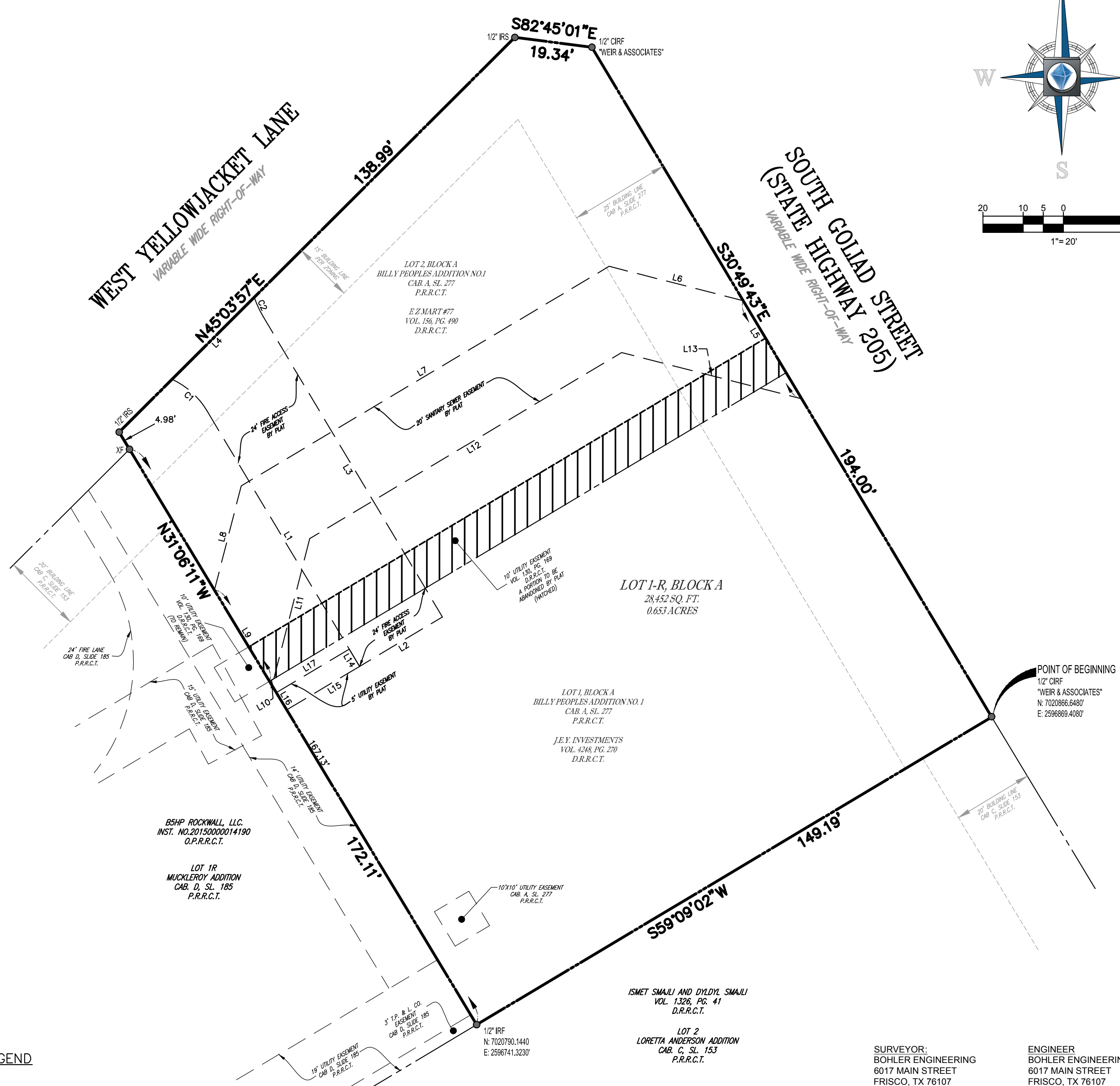
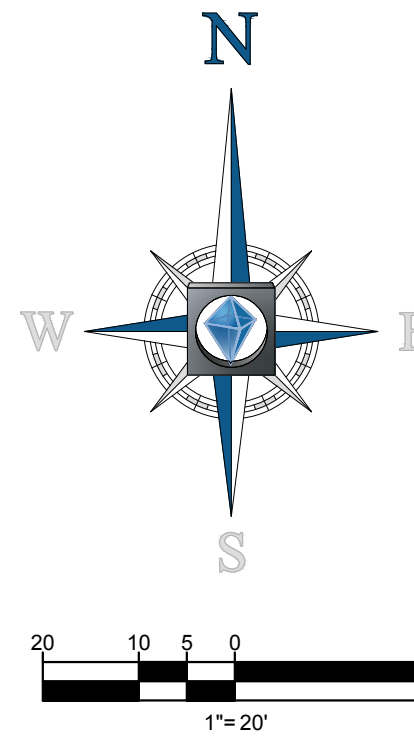
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP

SCALE: N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ---
REPLAT
BRAKES PLUS

LOT 1R, BLOCK A
BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458 - 7300
 CONTACT: BILLY LOGSDON

ENGINEER:
BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458-7300
 CONTACT: MATHIAS HAUBERT

OWNER:
JEY INVESTMENTS
 602 FALVEY AVE
 TEXARKANA, TX 75501
 PHONE: (903) 832-6502

OWNER:
EZ MART #77
 PO BOX 1426
 TEXARKANA, TX 75504
 PHONE: (903) 832 - 6502

APPLICANT:
EXPRESS OIL CHANGE, LLC
 1800 SOUTHPARK DR
 BIRMINGHAM, AL 35244
 PHONE: (205) 397-1164
 CONTACT: JOHN DAVIS

BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TEXAS 75034
 469.458.7300
 www.bohlerengineering.com
 TBPE No. 18065
 TBPLS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2

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OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, EZ MART #77 and J.E.Y. INVESTMENTS being the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, a part of the James Cadle Survey, Abstract Number 65, being all of Lot 1 and a part of Lot 2, Block A, Billy People's Addition No. 1, an Addition to the City of Rockwall, as recorded in Cabinet A, Slide 277, Plat Records Rockwall County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Weir & Associates" found at the east corner of said Lot 1, said point being the north corner of Lot 2, Loretta Anderson Addition, an Addition to the City of Rockwall, as recorded in Cabinet C, Slide 153, Plat Records Rockwall County, Texas and said point being in the southwest line of South Goliad Street a.k.a State Highway 205 (a variable width right-of-way);

THENCE South 59 degrees 09 minutes 02 seconds West, 149.19 feet along the southeast line of said Lot 1 (Billy People's Addition No. 1) and along the northwest line of said Lot 2 (Loretta Anderson Addition) to a one-half inch iron rod found at the south corner of said Lot 1 (Billy People's Addition No. 1), said point being the east corner of Lot 1R, Muckleroy Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 185, Plat Records Rockwall County, Texas;

THENCE North 31 degrees 06 minutes 11 seconds West, along the northeast line of said Lot 1R, at 167.13 feet passing an "X" cut found marking the north corner of said Lot 1R, continuing along the southwest line of said Lot 2 (Billy People's Addition No. 1) in all a total distance of 172.11 feet to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west corner of said Lot 2 (Billy People's Addition No. 1), said point being in the southeast line of West Yellowjacket Lane (a variable width right-of-way);

THENCE North 45 degrees 03 minutes 57 seconds East, 138.99 feet along the northwest line of said Lot 2 (Billy People's Addition No. 1) and along the southeast line of West Yellowjacket Lane to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west end of a corner clip at the intersection of the southeast line of West Yellowjacket Lane with the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 82 degrees 45 minutes 01 seconds East, 19.34 feet along said corner clip to a one-half inch iron rod with cap stamped "Weir & Associates" found in the northeast line of said Lot 2 (Billy People's Addition No. 1), said point being in the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 30 degrees 49 minutes 43 seconds East, 194.00 feet along the southwest line of South Goliad Street a.k.a State Highway 205 to the POINT OF BEGINNING and containing 28,452 square feet or 0.653 of an acre of land.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
FEBRUARY 14, 2019

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public in and for The State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRAKES PLUS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS subdivision 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.

I (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; 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.

Property Owner Signature
EZ Mart #77

Date

Property Owner Signature
J.E.Y. Investments

Date

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Prop Cor Bohler" unless otherwise noted.
2. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. 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.
5. According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
6. Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.
7. The zoning of the subject tract is General Retail (GR) according to City of Rockwall Zoning Map.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning

City Engineer

**CITY PROJECT NO. FP ___-____
REPLAT
BRAKES PLUS**


LOT 1R, BLOCK A

BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IT IS PROHIBITED TO MAKE ANY CHANGES TO THIS DOCUMENT.

 BOHLER ENGINEERING		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com				
		TBPE No. 18065 TBPLS No. 10194413				
SITE CIVIL AND CONSULTING ENGINEERING						
LAND SURVEYING	PROGRAM MANAGEMENT	LANDSCAPE ARCHITECTURE				
SUSTAINABLE DESIGN	PERMITTING SERVICES	TRANSPORTATION SERVICES				
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	NA	2 OF 2

Geometric Closure Report

Client:

Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Prepared by:

Aaron Andree
Bohler Engineering
6017Main Street

Date: 2/26/2019 8:35:12 AM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,021,624.5346'

East: 2,596,776.7198'

Segment# 1: Line

Course: S59° 09' 02"W

Length: 149.19'

North: 7,021,548.0324'

East: 2,596,648.6375'

Segment# 2: Line

Course: N31° 06' 11"W

Length: 172.11'

North: 7,021,695.3998'

East: 2,596,559.7291'

Segment# 3: Line

Course: N45° 03' 57"E

Length: 138.99'

North: 7,021,793.5676'

East: 2,596,658.1228'

Segment# 4: Line

Course: S82° 45' 01"E

Length: 19.34'

North: 7,021,791.1270'

East: 2,596,677.3082'

Segment# 5: Line

Course: S30° 49' 43"E

Length: 194.00'

North: 7,021,624.5384'

East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: March 18, 2019
APPLICANT: Mathias Haubert; *Bohler Engineering*
CASE NUMBER: P2019-009; *Lot 1, Block A, Brakes Plus Addition*

SUMMARY

Discuss and consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 0.653-acre tract of land for the purpose of combining two (2) lots (*i.e. Lots 1 & 2, Billy Peoples # Addition*) into one (1) lot (*i.e. Lot 1, Block A, Brakes Plus Addition*) for the purpose of constructing a minor auto repair garage (*i.e. Brakes Plus*). A minor auto repair garage is permitted with a Specific Use Permit (SUP) in a General Retail (GR) District. The subject property was annexed prior to 1959, is situated within the SH-205 Overlay (SH-205 OV) District, and is zoned General Retail (GR) District.
- On October 1, 2018, the City Council approved a request [Case No. Z2018-040] for the approval of a Specific Use Permit (SUP) [Ordinance No. 18-45, SUP No. S-197] to allow a *minor auto repair garage (i.e. Brakes Plus)* in a General Retail (GR) District. Currently the property has two (2) vacant buildings (*i.e. formerly EZ-Mart Gas Station and Pizza Hut*) that will need to be demolished in order to develop the site.
- On November 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-030] and recommended conditional approval (*i.e. with the condition that two [2] faux windows be added to the east elevation*) of the associated variances (*i.e. variances to the vertical and horizontal articulation requirements and pitched roof requirements*) for a minor auto repair garage (*i.e. Brakes Plus*). Subsequently, on November 19, 2018, the City Council approved the variances associated with the approved site plan.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL


If the City Council chooses to approve the replat for *Lot 1, Block A, Brakes Plus Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the *Operational Conditions* stipulated by Specific Use Permit (SUP) No. S-197 [*Ordinance No. 18-45*]; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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

On March 12, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's *Conditions of Approval* passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

0 15 30 60 90 120 Feet

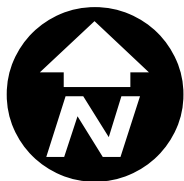
P2019-009 - LOT 1, BLOCK A, BRAKES PLUS ADDITION
REPLAT - LOCATION MAP = 

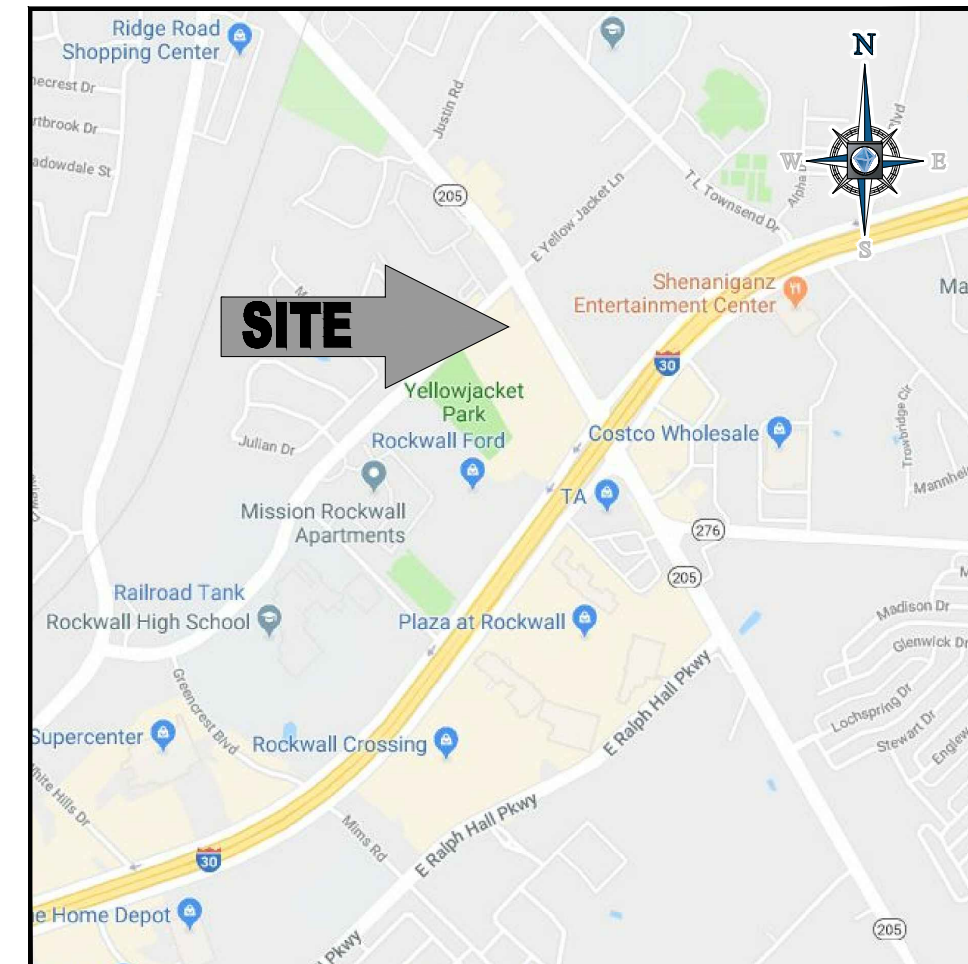


City of Rockwall

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

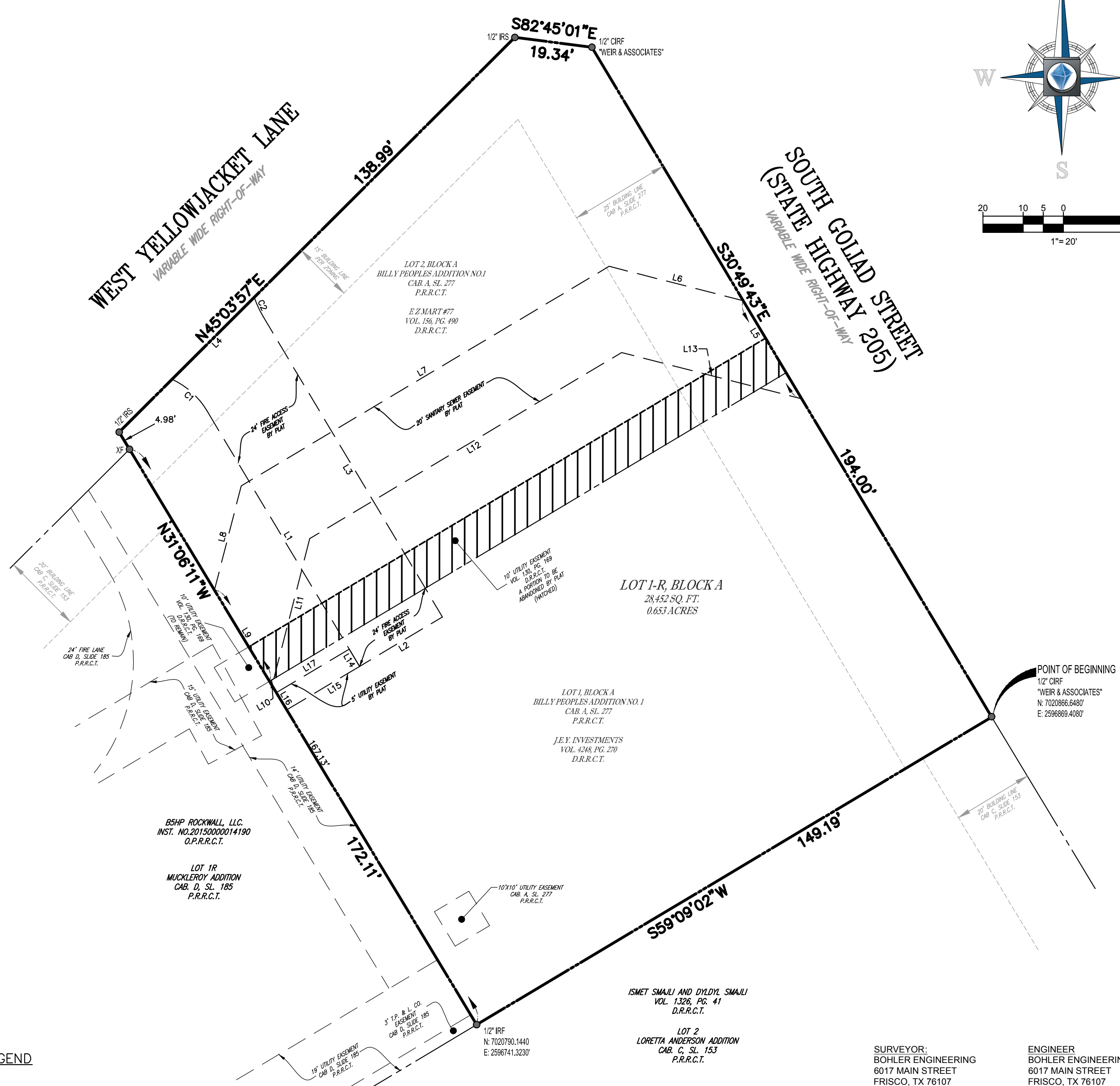
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP

SCALE: N.T.S.



LINE TABLE

NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE

NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ---
REPLAT
BRAKES PLUS

LOT 1R, BLOCK A
 BEING ALL OF LOT 1 AND LOT 2, BLOCK A
 BILLY PEOPLES ADDITION NO. 1
 CAB A, PG 277.

0.653 ACRES OUT OF THE
 JAMES CADLE SURVEY, ABSTRACT NO. 65;
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458 - 7300
 CONTACT: BILLY LOGSDON

ENGINEER:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458-7300
 CONTACT: MATHIAS HAUBERT

OWNER:
 JEY INVESTMENTS
 602 FALVEY AVE
 TEXARKANA, TX 75501
 PHONE: (903) 832-6502

OWNER:
 EZ MART #77
 PO BOX 1426
 TEXARKANA, TX 75504
 PHONE: (903) 832 - 6502

APPLICANT:
 EXPRESS OIL CHANGE, LLC
 1800 SOUTHPARK DR
 BIRMINGHAM, AL 35244
 PHONE: (205) 397-1164
 CONTACT: JOHN DAVIS

BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TEXAS 75034
 469.458.7300
 www.bohlerengineering.com
 TBPE No. 18065
 TBPLS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2

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OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, EZ MART #77 and J.E.Y. INVESTMENTS being the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, a part of the James Cadle Survey, Abstract Number 65, being all of Lot 1 and a part of Lot 2, Block A, Billy People's Addition No. 1, an Addition to the City of Rockwall, as recorded in Cabinet A, Slide 277, Plat Records Rockwall County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Weir & Associates" found at the east corner of said Lot 1, said point being the north corner of Lot 2, Loretta Anderson Addition, an Addition to the City of Rockwall, as recorded in Cabinet C, Slide 153, Plat Records Rockwall County, Texas and said point being in the southwest line of South Goliad Street a.k.a State Highway 205 (a variable width right-of-way);

THENCE South 59 degrees 09 minutes 02 seconds West, 149.19 feet along the southeast line of said Lot 1 (Billy People's Addition No. 1) and along the northwest line of said Lot 2 (Loretta Anderson Addition) to a one-half inch iron rod found at the south corner of said Lot 1 (Billy People's Addition No. 1), said point being the east corner of Lot 1R, Muckleroy Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 185, Plat Records Rockwall County, Texas;

THENCE North 31 degrees 06 minutes 11 seconds West, along the northeast line of said Lot 1R, at 167.13 feet passing an "X" cut found marking the north corner of said Lot 1R, continuing along the southwest line of said Lot 2 (Billy People's Addition No. 1) in all a total distance of 172.11 feet to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west corner of said Lot 2 (Billy People's Addition No. 1), said point being in the southeast line of West Yellowjacket Lane (a variable width right-of-way);

THENCE North 45 degrees 03 minutes 57 seconds East, 138.99 feet along the northwest line of said Lot 2 (Billy People's Addition No. 1) and along the southeast line of West Yellowjacket Lane to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west end of a corner clip at the intersection of the southeast line of West Yellowjacket Lane with the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 82 degrees 45 minutes 01 seconds East, 19.34 feet along said corner clip to a one-half inch iron rod with cap stamped "Weir & Associates" found in the northeast line of said Lot 2 (Billy People's Addition No. 1), said point being in the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 30 degrees 49 minutes 43 seconds East, 194.00 feet along the southwest line of South Goliad Street a.k.a State Highway 205 to the POINT OF BEGINNING and containing 28,452 square feet or 0.653 of an acre of land.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
FEBRUARY 14, 2019

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public in and for The State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRAKES PLUS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS subdivision 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.

I (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; 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.

Property Owner Signature
EZ Mart #77

Date

Property Owner Signature
J.E.Y. Investments

Date

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Prop Cor Bohler" unless otherwise noted.
2. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. 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.
5. According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
6. Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.
7. The zoning of the subject tract is General Retail (GR) according to City of Rockwall Zoning Map.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, 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 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

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning

City Engineer

**CITY PROJECT NO. FP ___-____
REPLAT
BRAKES PLUS**


LOT 1R, BLOCK A

BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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	BOHLER ENGINEERING		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com			
	SITE CIVIL AND CONSULTING ENGINEERING		TBPE No. 18065 TBPLS No. 10194413			
LAND SURVEYING	PROGRAM MANAGEMENT	LANDSCAPE ARCHITECTURE				
SUSTAINABLE DESIGN	PERMITTING SERVICES	TRANSPORTATION SERVICES				
FILE NO. TSD180033	DATE 12/10/18	DRAWN ASA	REVIEWED BL	APPROVED BL	SCALE NA	DWG. NO. 2 OF 2

Geometric Closure Report

Client:

Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Prepared by:

Aaron Andree
Bohler Engineering
6017Main Street

Date: 2/26/2019 8:35:12 AM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,021,624.5346'

East: 2,596,776.7198'

Segment# 1: Line

Course: S59° 09' 02"W

Length: 149.19'

North: 7,021,548.0324'

East: 2,596,648.6375'

Segment# 2: Line

Course: N31° 06' 11"W

Length: 172.11'

North: 7,021,695.3998'

East: 2,596,559.7291'

Segment# 3: Line

Course: N45° 03' 57"E

Length: 138.99'

North: 7,021,793.5676'

East: 2,596,658.1228'

Segment# 4: Line

Course: S82° 45' 01"E

Length: 19.34'

North: 7,021,791.1270'

East: 2,596,677.3082'

Segment# 5: Line

Course: S30° 49' 43"E

Length: 194.00'

North: 7,021,624.5384'

East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74



March 26, 2019

ATTN: DANIEL PORTER
DYNAMIC DEVELOPMENT
1725 21ST STREET,
SANTA MONICA, CA 90404

RE: REPLAT PLAT (P2019-009), Lot 1, Block A, Brakes Plus

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 03/18/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for Lot 1, Block A, Brakes Plus Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- (2) The development shall adhere to the Operational Conditions stipulated by Specific Use Permit (SUP) No. S-197 [Ordinance No. 18-45]; and*
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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

On March 12, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's Conditions of Approval passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

CITY COUNCIL:

On March 18, 2019, the City Council's motion to approve the applicant's request for a replat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.

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.

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,

Corey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX