



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-015 P&Z DATE 3/20/2019 ^{P&Z} CC DATE 4/9/2019 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> 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 & ZONING CASE NO. _____

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 **NEC of Observation Trail and Technology Way**

Subdivision **Rockwall Technology Park**

Lot

1

Block

E

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **Light Industrial**

Current Use **Undeveloped**

Proposed Zoning **NA**

Proposed Use **Office/Warehouse**

Acreage **3.630**

Lots [Current]

1

Lots [Proposed]

1

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

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

Owner **ROCKWALL ECONOMIC DEVELOPMENT**

Applicant **Claymoore Engineering**

Contact Person **Phil Wagner**

Contact Person **Matt Moore**

Address **PO BOX 968**

Address **1903 Central Drive, Suite 406**

City, State & Zip **ROCKWALL, TX 75087-0968**

City, State & Zip **Bedford, TX 76021**

Phone **972-772-0025**

Phone **+1 (817) 201-6982**

E-Mail **pwagner@rockwalledc.com**

E-Mail **matt@claymooreeng.com**

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. 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 _____ day of _____, 20 _____. _____

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires _____



RECEIPT

Project Number: P2019-015
Job Address: 2700 OBSERVATION TRL
Rockwall, TX 75032

Receipt Number: B84442

Printed: 3/19/2019 8:27 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 372.60

Total Fees Paid:

\$ 372.60

Date Paid: 3/19/2019 12:00:00AM

Paid By: CLAYMOORE ENGINEERING

Pay Method: CHECK 1616

Received By: LM



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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


From: Planning & Zoning Department

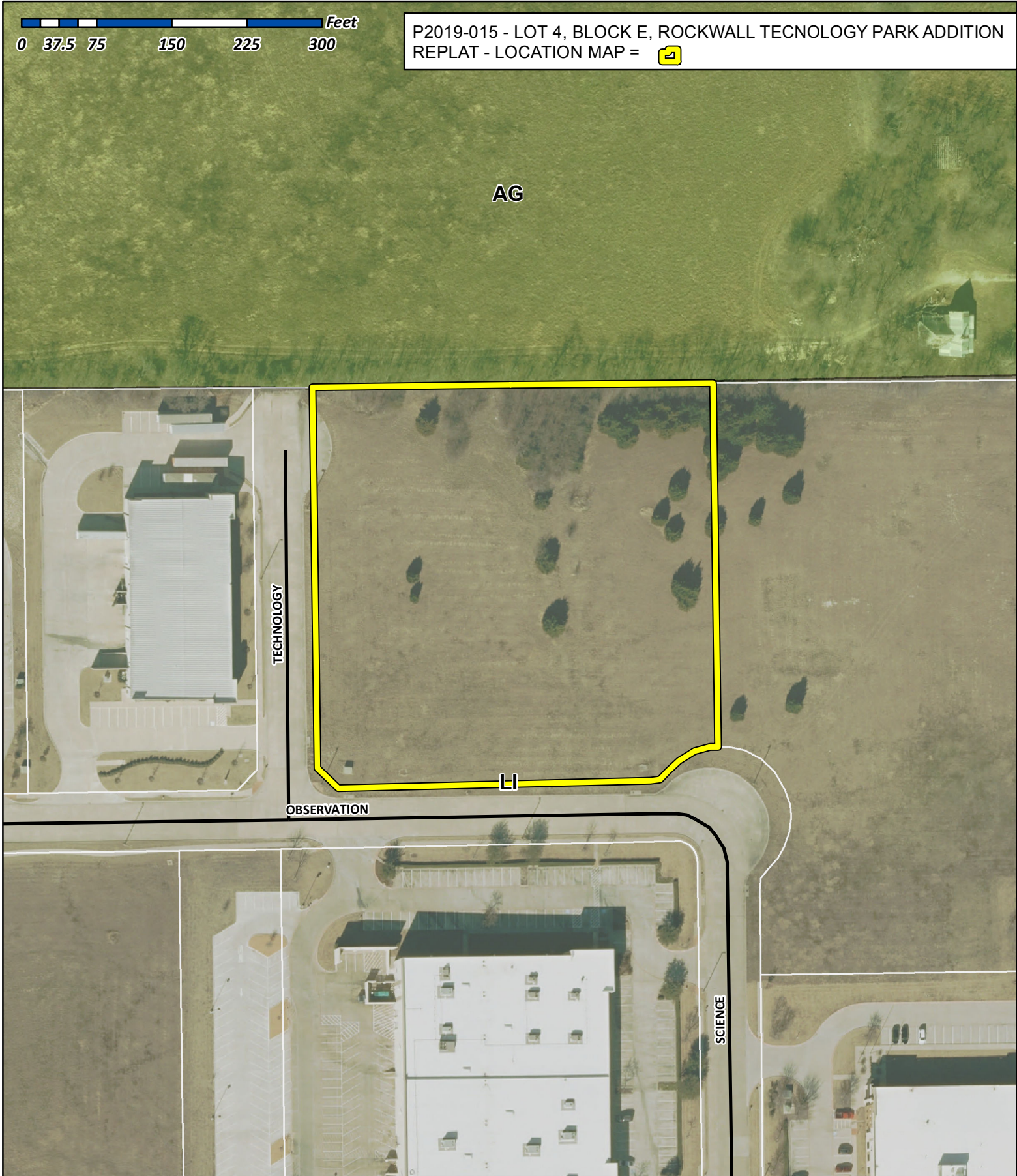
Date: 3/19/2019

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, 03/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/26/2019 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: P2019-015
Project Name: Lot 4, Block E, Rockwall Technology Park Addition
Project Type: PLAT
Applicant Name: CLAYMOORE ENGINEERING
Owner Name: ROCKWALL ECONOMIC DEVELOPMENT
Project Description:



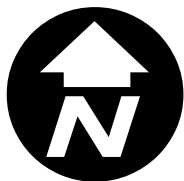
P2019-015 - LOT 4, BLOCK E, ROCKWALL TECNOLOGY PARK ADDITION
REPLAT - LOCATION MAP = 

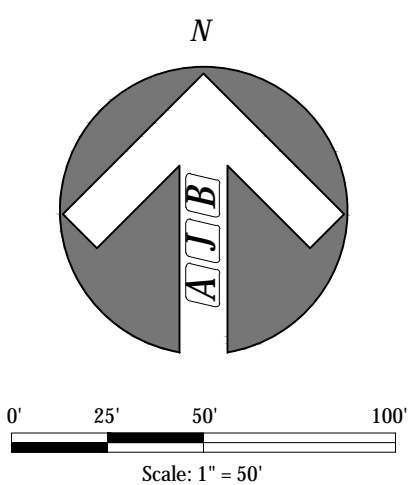


City of Rockwall

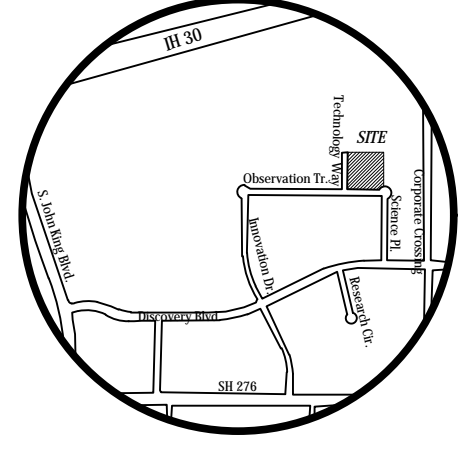
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





**Vicinity Map
(Not to Scale)**



GENERAL NOTES:
 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 therefor 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

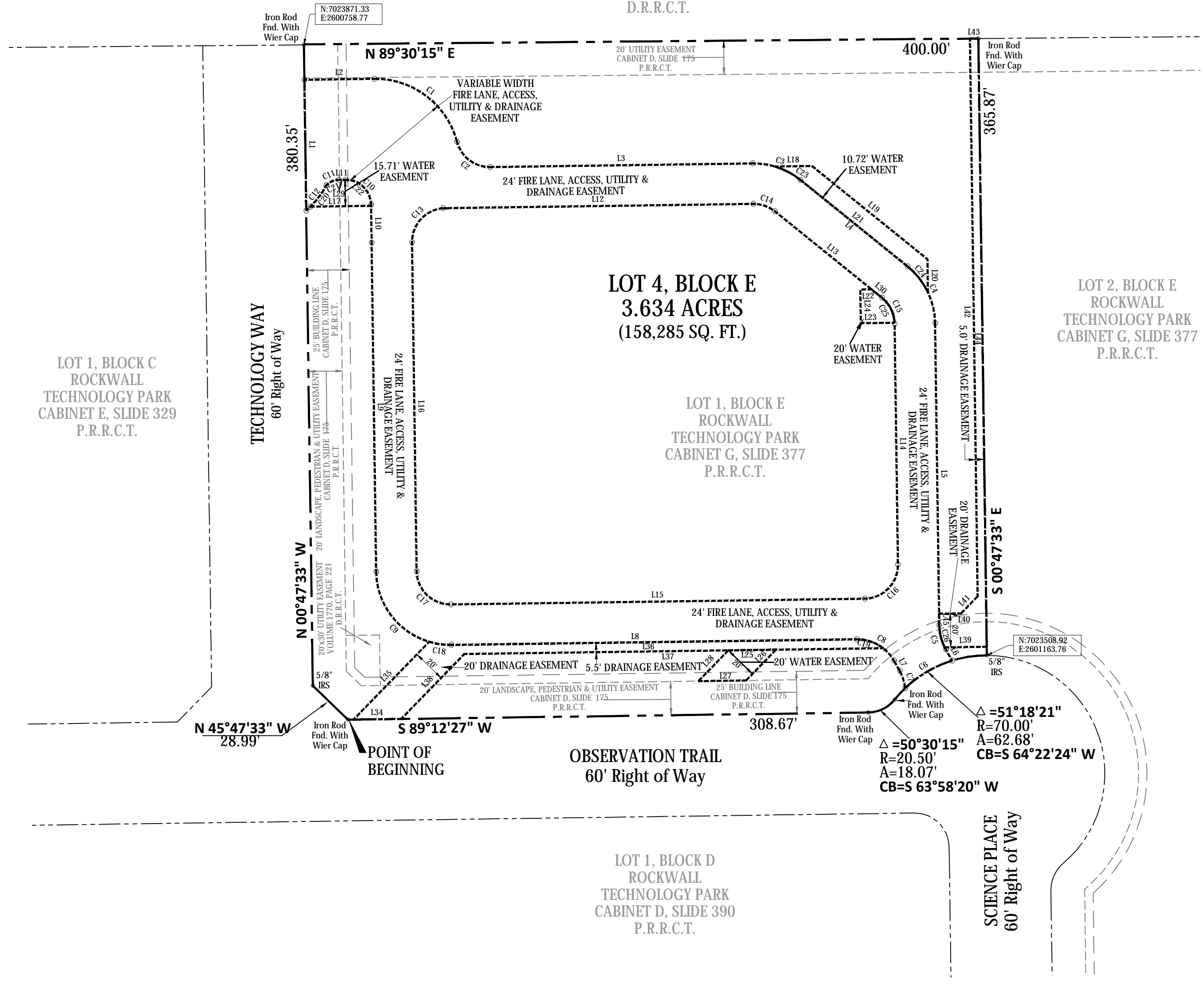
Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

**HITT FAMILY
LIMITED PARTNERSHIP
VOLUME 1875, PAGE 238
D.R.R.C.T.**



EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L1	N 00°47'33" W	77.56'	C1	76°11'13"	50.00'	66.49'	S 52°41'57" E
L2	N 89°12'27" E	41.43'	C2	76°11'13"	20.00'	26.59'	S 52°41'57" E
L3	N 89°12'27" E	155.80'	C3	39°42'36"	44.00'	30.50'	S 70°56'15" E
L4	S 51°04'57" E	81.62'	C4	50°17'24"	44.00'	38.62'	S 25°56'15" E
L5	S 00°47'33" E	179.30'	C5	28°42'49"	30.00'	15.03'	S 15°08'57" E
L6	S 29°30'22" E	7.54'	C6	26°43'11"	70.00'	32.64'	S 59°30'39" W
L7	N 29°30'22" W	6.90'	C7	25°00'43"	25.00'	10.91'	N 17°00'00" W
L8	S 89°12'27" W	240.45'	C8	61°17'11"	25.00'	26.74'	N 60°08'57" W
L9	N 00°47'33" E	195.11'	C9	90°00'00"	44.00'	69.12'	N 45°47'33" W
L10	N 00°47'33" W	22.66'	C10	90°00'00"	15.00'	23.56'	N 45°47'33" W
L11	S 89°12'27" W	4.01'	C11	47°42'38"	10.00'	8.33'	S 65°21'08" W
L12	S 89°12'27" W	184.12'	C12	21°55'40"	50.07'	19.16'	S 38°35'35" W
L13	N 51°04'57" W	81.62'	C13	94°01'50"	20.00'	32.82'	S 46°13'22" W
L14	N 00°47'33" W	142.91'	C14	39°42'36"	20.00'	13.86'	N 70°56'15" W
L15	N 89°12'27" E	245.50'	C15	50°17'24"	20.00'	17.55'	N 25°56'15" W
L16	S 00°47'33" E	195.11'	C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
L17	N 89°12'27" E	35.93'	C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'	C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
L18	N 89°12'27" E	21.97'	C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
L19	S 51°04'57" E	88.01'	C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
L20	S 00°47'33" E	19.59'	C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
L21	N 51°04'57" W	81.62'	C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
L22	S 89°12'27" W	6.65'	C25	48°47'39"	20.00'	17.03'	N 26°41'08" W
L23	N 89°12'27" E	20.05'					
L24	S 00°47'33" E	20.00'					
L25	S 89°12'27" W	28.27'					
L26	N 44°10'29" E	25.45'					
L27	N 89°12'27" E	28.27'					
L28	S 44°10'29" W	25.45'					
L29	S 89°12'27" W	4.01'					
L30	N 51°04'57" W	8.04'					

L34	S 89°12'27" W	28.28'	C18	17°23'29"	44.00'	13.36'	S 82°05'49" E
L35	N 44°12'27" E	64.37'	C19	38°44'22"	25.00'	16.90'	S 71°25'22" E
L36	N 89°12'27" E	240.45'	C26	25°55'04"	30.00'	13.57'	S 13°45'05" E
L37	S 89°12'27" W	248.47'					
L38	S 44°12'27" W	53.74'					
L39	N 89°12'27" E	24.98'					
L40	S 89°12'27" W	13.00'					
L41	S 44°12'27" W	14.14'					
L42	S 00°47'33" E	330.80'					
L43	S 89°30'15" W	5.00'					
L44	N 00°47'33" W	360.77'					
L45	S 00°47'33" E	6.89'					

Case No.: P _____

**REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E**

1 LOT TOTALING 3.634 ACRES
 BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
 ADDITION 3.634 ACRES (158,285 SQUARE FEET)
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087
 Engineer: Clay Moore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale: 1" = 50'
 Date: March 5, 2019
 Technician: Bedford
 Drawn By: Bedford

Checked By: A.J. Bedford
 P.C.: Coyer/Spradling
 File: LOT 1 BLOCK E LIME MEDIA PLAT
 Job No. 552-172
 GF No.

301 N. Alamo Rd. - Rockwall, Texas 75087
 (972) 722-0225 - www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 of 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 3.634 acre tract of land situated in the J.M Allen Survey, Abstract Number 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block E of Rockwall Technology Park according to the plat recorded in Cabinet G, Slide 377 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, NORTH 45°47'33" WEST a distance of 28.99 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, NORTH 00°47'33" WEST a distance of 380.35 feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, NORTH 89°30'15" EAST a distance of 400.00 feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of 365.87 feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of 51°18'21" for an arc length of 62.68 feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of 50°30'15" for an arc length of 18.07 feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, SOUTH 89°12'27" WEST a distance of 308.67 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.634 acres or 158,285 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, ROCKWALL ECONOMIC DEVELOPMENT, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

ROCKWALL ECONOMIC DEVELOPMENT

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"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"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E
1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Owner: Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087
Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021
Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 1 BLOCK E LIME MEDIA PLAT
Job No. 552-172
GF No.
301 N. Alamo Rd. - Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com, ajb@ajbedfordgroup.com
Sheet: 2
Of: 2
Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

\\STATE\THESES\556-CLAYMOORE ENGINEERING\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E\LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019, 12:50:13 PM



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 26, 2019
APPLICANT: Matt Moore; *Claymoore Engineering*
CASE NUMBER: P2019-015; *Lots 4, Block E, Rockwall Technology Addition*

SUMMARY

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 3.634-acre parcel of land (*i.e. Lot 1, Block E, Rockwall Technology Park Addition*) located within the *REDC Technology Park*. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, utility, and drainage easements*) in order to develop the lot (*i.e. Lot 4, Block E, Rockwall Technology Park Addition*).
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. *SP2018-039*] for the purpose of constructing an approximately 35,525 SF manufacturing/office (*i.e. Lime Medial*) on the subject property.
- 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.
- 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 4, Block E, Rockwall Technology Park 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; and
- (2) 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.

City of Rockwall Project Plan Review History



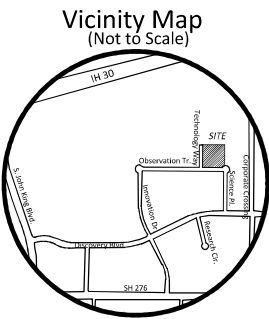
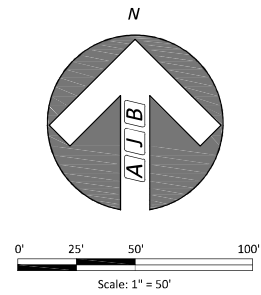
Project Number	P2019-015	Owner	ROCKWALL ECONOMIC DEVELOPMENT	Applied	3/19/2019	LM
Project Name	Lot 4, Block E, Rockwall Technology Park	Applicant	CLAYMOORE ENGINEERING	Approved		
Type	REPLAT			Closed		
Subtype	REPLAT			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	
2700 OBSERVATION TRL	Rockwall, TX 75032	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
--------------------	--------------	--------------	---------------	------------------	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/19/2019	3/26/2019	3/19/2019		APPROVED	
ENGINEERING	Sarah Hager	3/19/2019	3/26/2019	3/22/2019	3	COMMENTS	(3/22/2019 1:29 PM SH) - Sheet 2, add note 7 under the paragraph that starts, "Until the developer..." Note 7 should read, "7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements." - All 24' fire lane easements should be labeled as, "24' Fire Lane, Public Access, Utility, and Drianage Easement." - Clarify if the line shown is the 25' building line at the est property line.
FIRE	Ariana Hargrove	3/19/2019	3/26/2019				
GIS	Lance Singleton	3/19/2019	3/26/2019	3/20/2019	1	APPROVED	See comments (3/20/2019 8:33 AM LS) Assigned address will be: 2700 OBSERVATION TRL, ROCKWALL, TX 75032
PLANNING	David Gonzales	3/19/2019	3/26/2019	3/22/2019	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 03.22.2019</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday April 2, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:</p>						
<ol style="list-style-type: none"> 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. P2019-015" on the lower right corner on all pages of the revised final plat submittal 3. Correct Title Block heading to read "Final Plat" at the heading (and not replat) 4. Relabel firelane as "24-ft Firelane, Public Access, Utility & Drainage Easement." 						
<p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **</p>						
<p>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 Gonzalez, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend</p>						
<p>Planning - Consent Agenda: March 26, 2019 (Tuesday at 6:00p.m.)</p>						
<p>City Council - Consent Agenda: April 1, 2019 (Monday at 6:00 p.m.)</p>						



GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

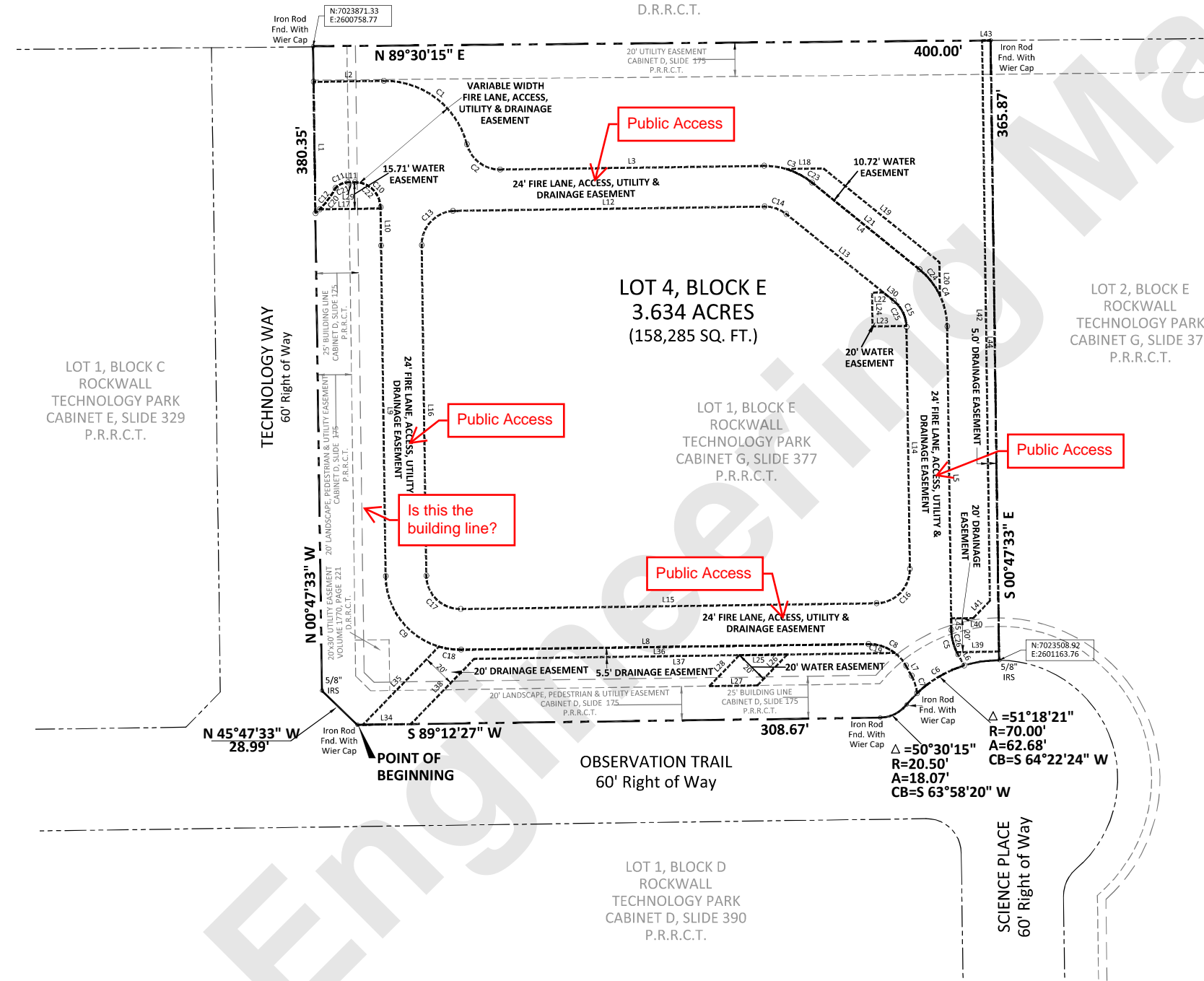
HITT FAMILY
LIMITED PARTNERSHIP
VOLUME 1875, PAGE 238
D.R.R.C.T.

EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
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L2	N 89°12'27" E	41.43'	C2	76°11'13"	20.00'	26.59'	S 52°41'57" E
L3	N 89°12'27" E	155.80'	C3	39°42'36"	44.00'	30.50'	S 70°56'15" E
L4	S 51°04'57" E	81.62'	C4	50°17'24"	44.00'	38.62'	S 25°56'15" E
L5	S 00°47'33" E	179.30'	C5	28°42'49"	30.00'	15.03'	S 15°08'57" E
L6	S 29°30'22" E	7.54'	C6	26°43'11"	70.00'	32.64'	S 59°30'39" W
L7	N 29°30'22" W	6.90'	C7	25°00'43"	25.00'	10.91'	N 17°00'00" W
L8	S 89°12'27" W	240.45'	C8	61°17'11"	25.00'	26.74'	N 60°08'57" W
L9	N 00°47'33" W	195.11'	C9	90°00'00"	44.00'	69.12'	N 45°47'33" W
L10	N 00°47'33" W	72.66'	C10	90°00'00"	15.00'	23.56'	N 45°47'33" W
L11	S 89°12'27" W	4.01'	C11	47°42'38"	10.00'	8.33'	S 65°21'08" W
L12	S 89°12'27" W	184.12'	C12	21°55'40"	50.07'	19.16'	S 38°35'35" W
L13	N 51°04'57" W	81.62'	C13	94°01'50"	20.00'	32.82'	S 46°13'22" W
L14	N 00°47'33" W	142.91'	C14	39°42'36"	20.00'	13.86'	N 70°56'15" W
L15	N 89°12'27" E	245.50'	C15	50°17'24"	20.00'	17.55'	N 25°56'15" W
L16	S 00°47'33" E	195.11'	C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
			C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'	C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
L18	N 89°12'27" E	21.97'	C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
L19	S 51°04'57" E	88.01'	C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
L20	S 00°47'33" E	19.59'	C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
L21	N 51°04'57" W	81.62'	C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
L22	S 89°12'27" W	6.65'	C25	48°47'39"	20.00'	17.03'	N 26°41'08" W
L23	N 89°12'27" E	20.05'					
L24	S 00°47'33" E	20.00'					
L25	S 89°12'27" W	28.27'					
L26	N 44°10'29" E	25.45'					
L27	N 89°12'27" E	28.27'					
L28	S 44°10'29" W	25.45'					
L29	S 89°12'27" W	4.01'					
L30	N 51°04'57" W	8.04'					

L34	S 89°12'27" W	28.28'	C18	17°23'29"	44.00'	13.36'	S 82°05'49" E
L35	N 44°12'27" E	64.37'	C19	38°44'22"	25.00'	16.90'	S 71°25'22" E
L36	N 89°12'27" E	240.45'	C26	25°55'04"	30.00'	13.57'	S 13°45'05" E
L37	S 89°12'27" W	248.47'					
L38	S 44°12'27" W	53.74'					
L39	N 89°12'27" E	24.98'					
L40	S 89°12'27" W	13.00'					
L41	S 44°12'27" W	14.14'					
L42	S 00°47'33" E	330.80'					
L43	S 89°30'15" W	5.00'					
L44	N 00°47'33" W	360.77'					
L45	S 00°47'33" E	6.89'					



Case No.: P _____

**REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E**

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development
697 East Interstate 30, PO Box 968
Rockwall, Texas 75087

Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 1 BLOCK E LAME MEDIA PLAT
Job. No. 552-172
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



TBPLS REG10118200

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 3.634 acre tract of land situated in the J.M Allen Survey, Abstract Number 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block E of Rockwall Technology Park according to the plat recorded in Cabinet G, Slide 377 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, **NORTH 45°47'33" WEST** a distance of **28.99** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, **NORTH 00°47'33" WEST** a distance of **380.35** feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, **NORTH 89°30'15" EAST** a distance of **400.00** feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of **365.87** feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of **51°18'21"** for an arc length of **62.68** feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of **50°30'15"** for an arc length of **18.07** feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, **SOUTH 89°12'27" WEST** a distance of **308.67** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.634 acres** or 158,285 square feet of land more or less.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, **ROCKWALL ECONOMIC DEVELOPMENT**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ROCKWALL ECONOMIC DEVELOPMENT

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall _____ _____
City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"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!"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
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J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087	Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021
--	---


Scale: 1" = 50'	Checked By: A.J. Bedford
Date: March 5, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 1 BLOCK E ULTIME MEDIA PLAT
Drawn By: Bedford	Job. No. 552-172
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 2
Of: 2





P2019-015 - LOT 4, BLOCK E, ROCKWALL TECNOLOGY PARK ADDITION
REPLAT - LOCATION MAP = 

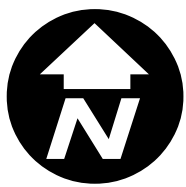
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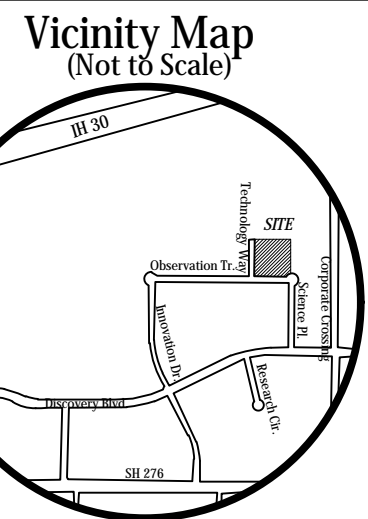
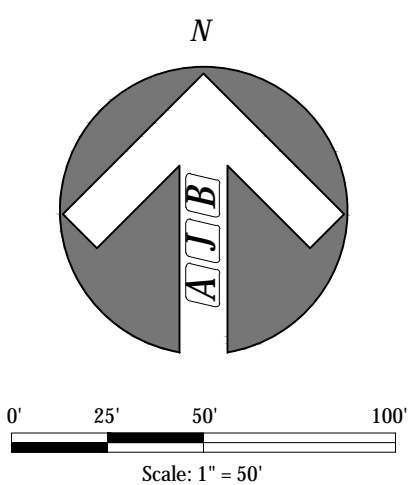


City of Rockwall

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.





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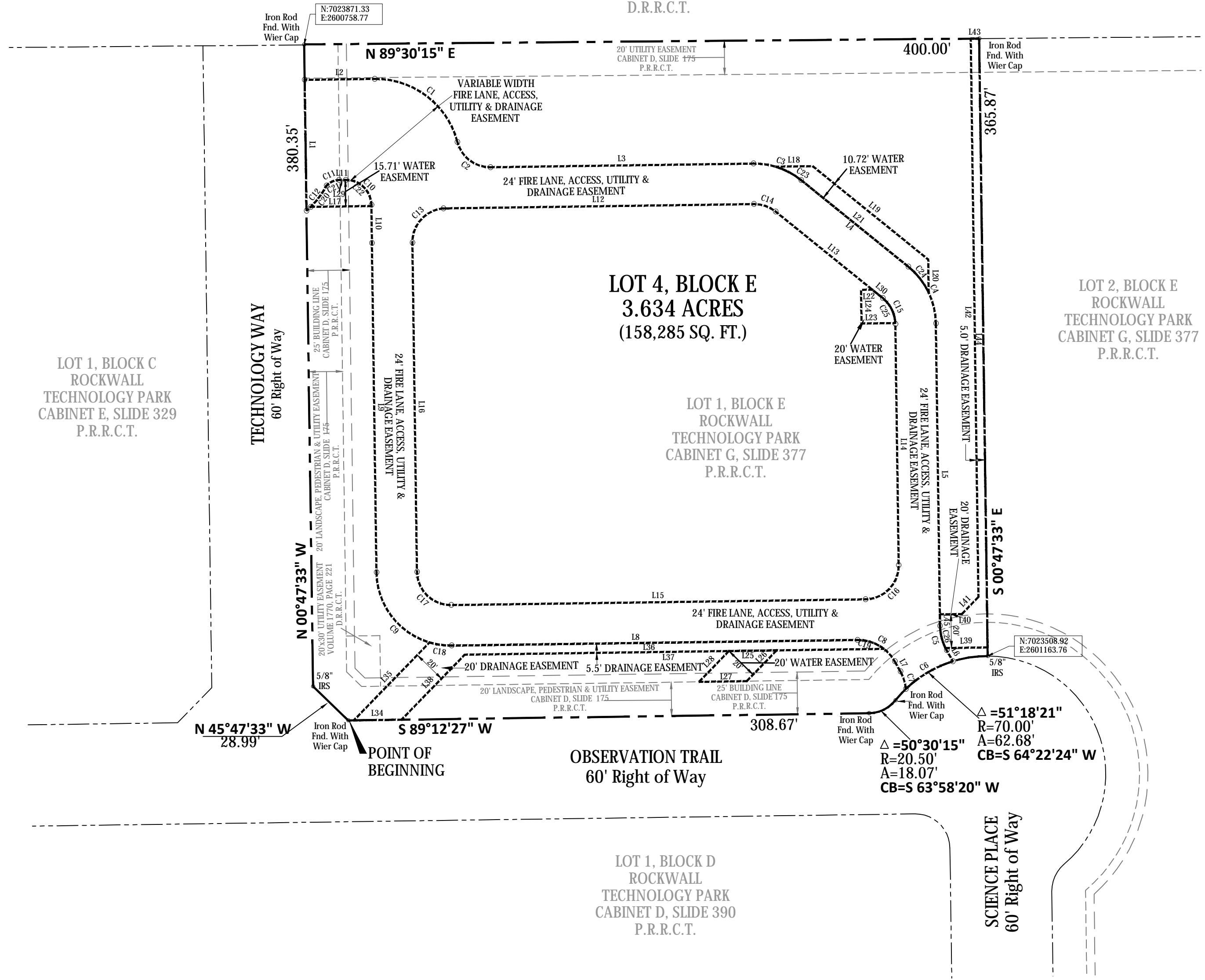
Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

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HITT FAMILY
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D.R.R.C.T.



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L16	S 00°47'33" E	195.11'	C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
			C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'
L18	N 89°12'27" E	21.97'
L19	S 51°04'57" E	88.01'
L20	S 00°47'33" E	19.59'
L21	N 51°04'57" W	81.62'
L22	S 89°12'27" W	6.65'
L23	N 89°12'27" E	20.05'
L24	S 00°47'33" E	20.00'
L25	S 89°12'27" W	28.27'
L26	N 44°10'29" E	25.45'
L27	N 89°12'27" E	28.27'
L28	S 44°10'29" W	25.45'
L29	S 89°12'27" W	4.01'
L30	N 51°04'57" W	8.04'

C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
C25	48°47'39"	20.00'	17.03'	N 26°41'08" W

L34	S 89°12'27" W	28.28'
L35	N 44°12'27" E	64.37'
L36	N 89°12'27" E	240.45'
L37	S 89°12'27" W	248.47'
L38	S 44°12'27" W	53.74'
L39	N 89°12'27" E	24.98'
L40	S 89°12'27" W	13.00'
L41	S 44°12'27" W	14.14'
L42	S 00°47'33" E	330.80'
L43	S 89°30'15" W	5.00'
L44	N 00°47'33" W	360.77'
L45	S 00°47'33" E	6.89'

C18	17°23'29"	44.00'	13.36'	S 82°05'49" E
C19	38°44'22"	25.00'	16.90'	S 71°25'22" E
C26	25°55'04"	30.00'	13.57'	S 13°45'05" E

Case No.: P _____

**REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E**

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development
697 East Interstate 30, PO Box 968
Rockwall, Texas 75087

Engineer: Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Coyer/Spradling
File: LOT 1 BLOCK E LIME MEDIA PLAT
Job No. 552-172
GF No.

301 N. Alamo Rd. - Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019, 12:31:49 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 3.634 acre tract of land situated in the J.M Allen Survey, Abstract Number 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block E of Rockwall Technology Park according to the plat recorded in Cabinet G, Slide 377 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, NORTH 45°47'33" WEST a distance of 28.99 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, NORTH 00°47'33" WEST a distance of 380.35 feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, NORTH 89°30'15" EAST a distance of 400.00 feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of 365.87 feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of 51°18'21" for an arc length of 62.68 feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of 50°30'15" for an arc length of 18.07 feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, SOUTH 89°12'27" WEST a distance of 308.67 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.634 acres or 158,285 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, ROCKWALL ECONOMIC DEVELOPMENT, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

ROCKWALL ECONOMIC DEVELOPMENT

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"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"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E
1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Owner: Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087
Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021
Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 1 BLOCK E LIME MEDIA PLAT
Job No. 552-172
GF No.
301 N. Alamo Rd. - Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com, ajb@ajbedfordgroup.com
Sheet: 2
Of: 2
Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

\\STATE-FILES\556-CRAYMOORE ENGINEERING\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E\LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019, 12:50:13 PM



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: April 1, 2019
APPLICANT: Matt Moore; *Claymoore Engineering*
CASE NUMBER: P2019-015; *Lots 4, Block E, Rockwall Technology Addition*

SUMMARY

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 3.634-acre parcel of land (*i.e. Lot 1, Block E, Rockwall Technology Park Addition*) located within the *REDC Technology Park*. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, utility, and drainage easements*) in order to develop the lot (*i.e. Lot 4, Block E, Rockwall Technology Park Addition*).
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. *SP2018-039*] for the purpose of constructing an approximately 35,525 SF manufacturing/office (*i.e. Lime Media*) on the subject property.
- 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 4, Block E, Rockwall Technology Park 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; and
- (2) 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 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote 5 to 0 with Commissioner Chodun and Fishman absent.

0 37.5 75 150 225 300 Feet

P2019-015 - LOT 4, BLOCK E, ROCKWALL TECNOLOGY PARK ADDITION
REPLAT - LOCATION MAP = 

AG

TECHNOLOGY

LI

OBSERVATION

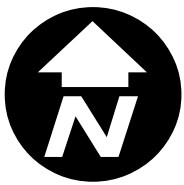
SCIENCE

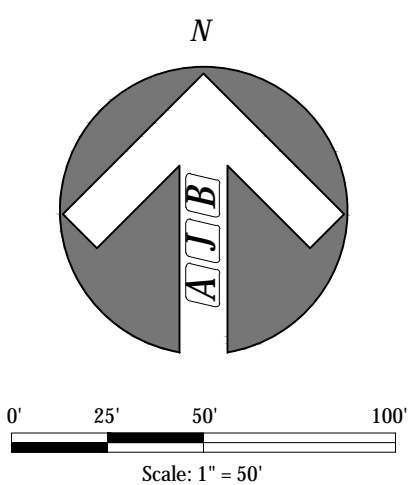


City of Rockwall

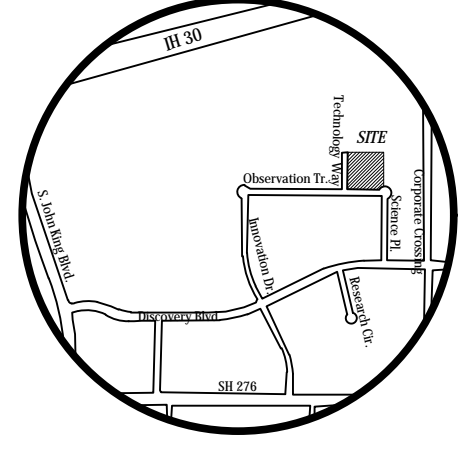
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





Vicinity Map
(Not to Scale)



GENERAL NOTES:

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 therefor 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

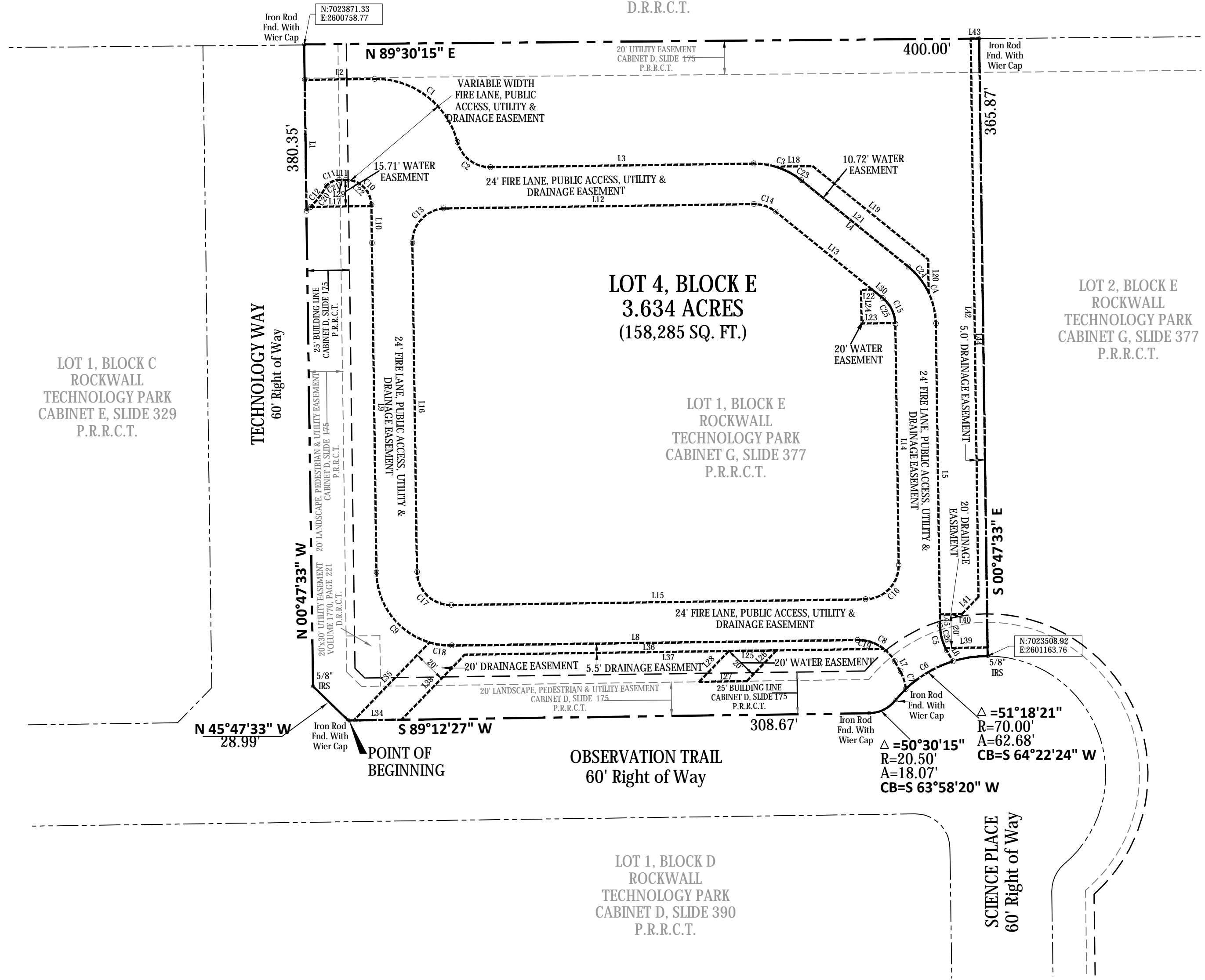
Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

HITT FAMILY
LIMITED PARTNERSHIP
VOLUME 1875, PAGE 238
D.R.R.C.T.



EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L1	N 00°47'33" W	77.56'	C1	76°11'13"	50.00'	66.49'	S 52°41'57" E
L2	N 89°12'27" E	41.43'	C2	76°11'13"	20.00'	26.59'	S 52°41'57" E
L3	N 89°12'27" E	155.80'	C3	39°42'36"	44.00'	30.50'	S 70°56'15" E
L4	S 51°04'57" E	81.62'	C4	50°17'24"	44.00'	38.62'	S 25°56'15" E
L5	S 00°47'33" E	179.30'	C5	28°42'49"	30.00'	15.03'	S 15°08'57" E
L6	S 29°30'22" E	7.54'	C6	26°43'11"	70.00'	32.64'	S 59°30'39" W
L7	N 29°30'22" W	6.90'	C7	25°00'43"	25.00'	10.91'	N 17°00'00" W
L8	S 89°12'27" W	240.45'	C8	61°17'11"	25.00'	26.74'	N 60°08'57" W
L9	N 00°47'33" E	195.11'	C9	90°00'00"	44.00'	69.12'	N 45°47'33" W
L10	N 00°47'33" W	22.66'	C10	90°00'00"	15.00'	23.56'	N 45°47'33" W
L11	S 89°12'27" W	4.01'	C11	47°42'38"	10.00'	8.33'	S 65°21'08" W
L12	S 89°12'27" W	184.12'	C12	21°55'40"	50.07'	19.16'	S 38°35'35" W
L13	N 51°04'57" W	81.62'	C13	94°01'50"	20.00'	32.82'	S 46°13'22" W
L14	N 00°47'33" W	142.91'	C14	39°42'36"	20.00'	13.86'	N 70°56'15" W
L15	N 89°12'27" E	245.50'	C15	50°17'24"	20.00'	17.55'	N 25°56'15" W
L16	S 00°47'33" E	195.11'	C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
L17	N 89°12'27" E	35.93'	C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'	C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
L18	N 89°12'27" E	21.97'	C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
L19	S 51°04'57" E	88.01'	C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
L20	S 00°47'33" E	19.59'	C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
L21	N 51°04'57" W	81.62'	C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
L22	S 89°12'27" W	6.65'	C25	48°47'39"	20.00'	17.03'	N 26°41'08" W
L23	N 89°12'27" E	20.05'					
L24	S 00°47'33" E	20.00'					
L25	S 89°12'27" W	28.27'					
L26	N 44°10'29" E	25.45'					
L27	N 89°12'27" E	28.27'					
L28	S 44°10'29" W	25.45'					
L29	S 89°12'27" W	4.01'					
L30	N 51°04'57" W	8.04'					

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L45	S 00°47'33" E	6.89'					

Case No.: P2019-015

FINAL PLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Engineer: Clay Moore Engineering
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Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 1 BLOCK E LIME MEDIA PLAT
Job No. 552-172
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301 N. Alamo Rd. - Rockwall, Texas 75087
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Sheet: 1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, NORTH 45°47'33" WEST a distance of 28.99 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, NORTH 00°47'33" WEST a distance of 380.35 feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, NORTH 89°30'15" EAST a distance of 400.00 feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of 365.87 feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of 51°18'21" for an arc length of 62.68 feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of 50°30'15" for an arc length of 18.07 feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, SOUTH 89°12'27" WEST a distance of 308.67 feet to the POINT OF BEGINNING;

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STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, ROCKWALL ECONOMIC DEVELOPMENT, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

ROCKWALL ECONOMIC DEVELOPMENT

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"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"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P2019-015

FINAL PLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development
697 East Interstate 30, PO Box 968
Rockwall, Texas 75087
Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 50'
Date: March 5, 2019
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 4 BLOCK E UIME MEDIA PLAT
Technician: Bedford
Job No. 552-172
Drawn By: Bedford
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REG#10118200

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



April 3, 2019

ATTN: MATT MOORE
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE 406
Bedford, TX 76021

RE: REPLAT PLAT (P2019-015), Lot 4, Block E, Rockwall Technology Park 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 04/01/2019. 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 4, Block E, Rockwall Technology Park 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; and

(2) 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 RECOMMENDATION:

On March 26, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissions Chodun and Fishman absent.

CITY COUNCIL:

On April 1, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 6 to 0 with Councilmember Hohenshelt 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 one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

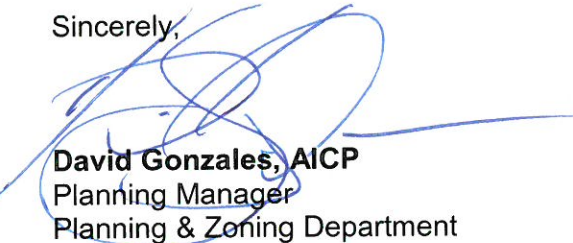
See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates = \$134.00. **Please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



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

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

Sincerely,



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