



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-019 P&Z DATE 4/30/2019 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ON PLANNING & ZONING CASE NO.** P2019-019

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

**DIRECTOR OF PLANNING:** *Bili*

**CITY ENGINEER:** *Amy William*

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

**Platting Application Fees:**

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

**Site Plan Application Fees:**

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

**Zoning Application Fees:**

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

**Other Application Fees:**

- Tree Removal (\$75.00)

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 125 NATIONAL DRIVE

Subdivision: ROCKWALL 205 BUSINESS PARK ADDITION Lot 11 Block A

General Location: 205 & MIMS ROAD

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

Current Zoning		Current Use	
Proposed Zoning		Proposed Use	
Acreage	1.5	Lots [Current]	
		Lots [Proposed]	

**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]

<input type="checkbox"/> Owner		<input type="checkbox"/> Applicant	MIKE SAMPLES
Contact Person		Contact Person	MIKE SAMPLES
Address		Address	1360 TANGUEVINE LN
City, State & Zip		City, State & Zip	ROCKWALL TX 75087
Phone		Phone	214 234 6693
E-Mail		E-Mail	msamples93@yahoo.com mikes@OTHADON.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mike Samples [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 \$ 330.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 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 16 day of April, 20 19.

Owner's/Applicant's Signature *Mike Samples*

Notary Public in and for the State of Texas *Elizabeth A Morgan*



My Commission Expires 02-28-2021





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

Phone: (972) 771-7745

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

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

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

From: Planning & Zoning Department

Date: 4/17/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 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: P2019-019**  
**Project Name: Lot 11, Block A, 205 Business Park**  
**Project Type: PLAT**  
**Applicant Name: MIKE SAMPLES**  
**Owner Name: RACK, PARTNERS LTD**  
**Project Description:**



# RECEIPT

Project Number: P2019-019  
Job Address: 125 NATIONAL DR  
ROCKWALL, TX 75032

Receipt Number: B84940

Printed: 4/23/2019 8:53 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 330.00

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**Total Fees Paid:**

**\$ 330.00**

Date Paid: 4/23/2019 12:00:00AM  
Paid By: OTHADON SERVICES, INC  
Pay Method: CHECK 2593  
Received By: LM



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 30, 2019  
**APPLICANT:** Mike Samples  
**CASE NUMBER:** P2019-019; *Lot 11, Block A, 205 Business Park Addition*

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### SUMMARY

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

### PLAT INFORMATION

- The objective of this request is to final plat Lot 11, Block A, of the 205 Business Park Addition for the purpose of constructing a 4,837 SF metal building, and to add the necessary drainage easements for the development of this site. The subject property is a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128 and is addressed as 125 National Drive. According to the City's historic zoning maps, the property has been zoned Heavy Commercial (HC) District since at least April 5, 2005.
- On August 31, 1999, the City Council approved an ordinance [*i.e. Ordinance No. 99-33*] annexing the subject property, and other properties along National Drive.
- On July 10, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-018*] and forwarded a recommendation of approval for certain variances associated with the material composition and articulation of the structure. These variances were approved by the City Council on July 16, 2018.
- 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 Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 11, Block A, 205 Business 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;
- (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



<b>Project Number</b> P2019-019	<b>Owner</b> RACK, PARTNERS LTD	<b>Applied</b> 4/16/2019 LM
<b>Project Name</b> Lot 11, Block A, 205 Business Park	<b>Applicant</b> MIKE SAMPLES	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> P&Z HEARING		<b>Status</b> 4/25/2019 DG

<b>Site Address</b> 125 NATIONAL DR	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	2-16		2-16	0128-0000-0002-16-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING (4/18/2019 11:36 AM SH) Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

\*\* Planning Department General Comments to be addressed:

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 in this Project Plan Review document
2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat submittal
3. Correct Title Block to read as follows:

Final Plat

Lot 11, Block A, 205 Business Park Addition

being a 1.50-acres or 65,338 SF (1-Lot),

Identified as Tract 2-16 of the J.R. Johnson Survey, A-128

An Addition to the City of Rockwall, Rockwall County, Texas

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

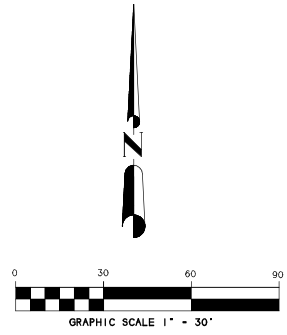
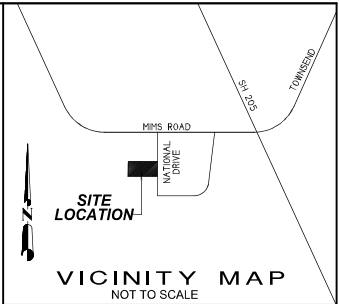
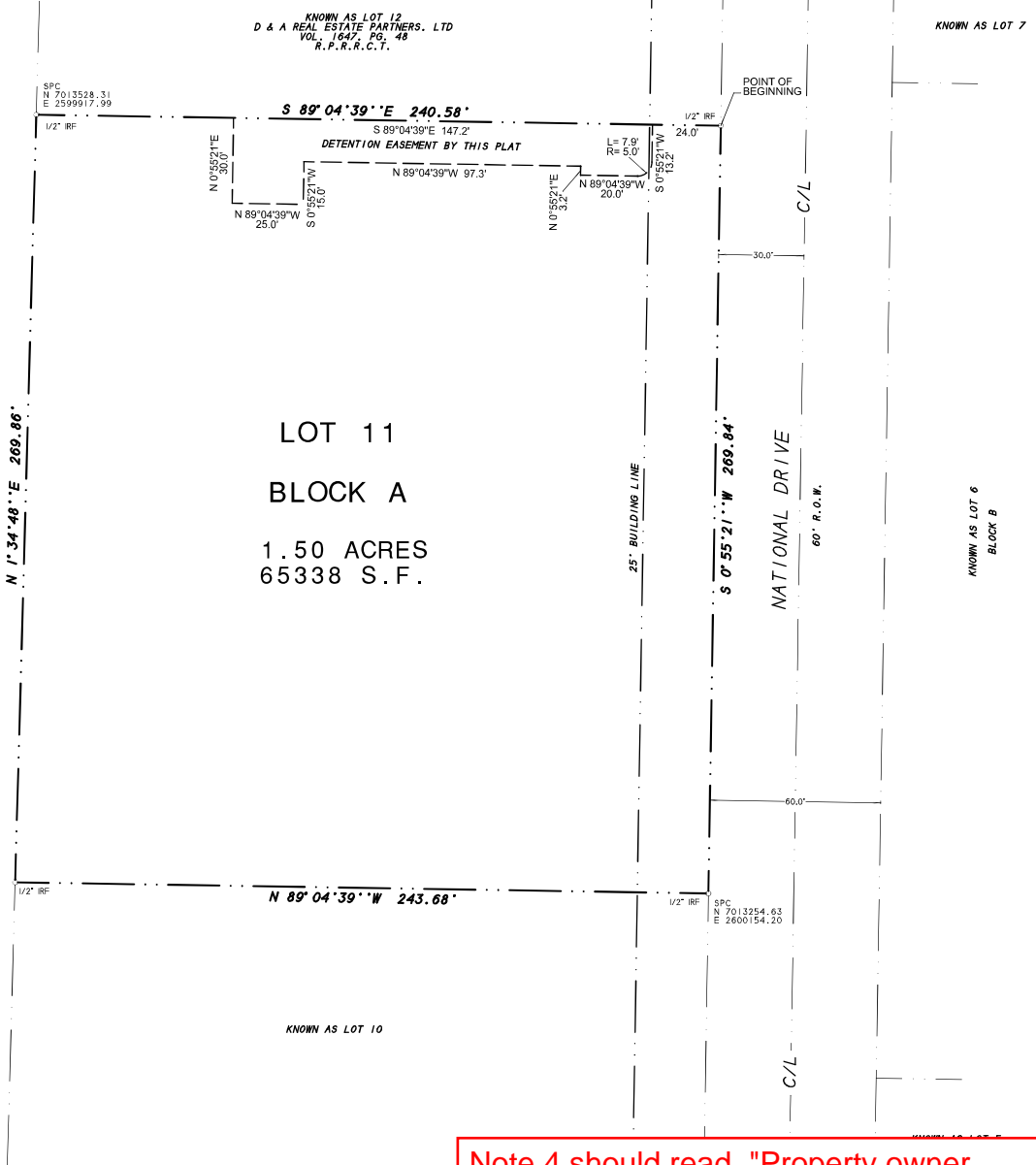
Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend

Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00p.m.)

City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)





FINAL PLAT  
**205 BUSINESS PARK  
 LOT 11, BLOCK A**  
 BEING A 1.50 ACRES OR 65,338 S.F. TRACT  
 ( 1 LOT )  
 OUT OF THE J.R. JOHNSON SURVEY, A-128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."**

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.

SHEET 1 OF 2

SYMBOL LEGEND	
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT
	ADJACENT LOT

OWNER:  
 RACK PARTNERS LTD  
 3021 RIDGE ROAD, SUITE A  
 ROCKWALL, TEXAS 75032

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 15, 2019  
 SCALE 1" = 30' FILE # 20180300-RP  
 CLIENT RACK

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION and being the same tract of land as described in a Warranty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 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, and 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 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

DAVID OSBORN  
FOR RACK PARTNERS LTD

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN 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 \_\_\_\_\_, \_\_\_\_\_.

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

NOTE: 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, as required under Ordinance 63-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

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.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date \_\_\_\_\_

FINAL PLAT

205 BUSINESS PARK  
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT  
( 1 LOT )  
OUT OF THE J.R. JOHNSON SURVEY, A-128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND table with various symbols and their corresponding descriptions for survey features like corners, monuments, and easements.

OWNER:  
RACK PARTNERS LTD  
3021 RIDGE ROAD, SUITE A  
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE Tracy@hdfetty.com

SURVEY DATE APRIL 15, 2019  
SCALE 1" = 30' FILE # 20180300-RP  
CLIENT RACK

0 25 50 100 150 200 Feet

P2019-019 - LOT 11, BLOCK A, 205 BUSINESS PARK  
FINAL PLAT - LOCATION MAP = 



AG

HC

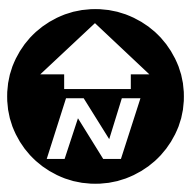
NATIONAL



## City of Rockwall

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

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







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COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 also understand the following:

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

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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

DAVID OSBORN  
FOR RACK PARTNERS LTD

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN 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 \_\_\_\_\_, \_\_\_\_\_.

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

NOTE: 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date \_\_\_\_\_

FINAL PLAT  
205 BUSINESS PARK  
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT  
( 1 LOT )  
OUT OF THE J.R. JOHNSON SURVEY, A-128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
RACK PARTNERS LTD  
3021 RIDGE ROAD, SUITE A  
ROCKWALL, TEXAS 75032

SYMBOL LEGEND											
TV	TV	TEL	PH	PP							
TELEVISION	OAS	TEL	PH	PP							
CABLE	METER	HYDRANT	POWER	POLE							
ELECTRIC	ELECTRIC	WATER	LIGHT	RF							
METER	BOX	METER	POLE	RF							
ELECTRIC	JUNCTION	WATER	POLE	RF							
METER	BOX	METER	POLE	RF							
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE							

SURVEY DATE APRIL 15, 2019  
SCALE 1" = 30' FILE # 20180300-RP  
CLIENT RACK

H.D. Fetty Land Surveyor, LLC  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com





# 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:** May 06, 2019  
**APPLICANT:** Mike Samples  
**CASE NUMBER:** P2019-019; *Lot 11, Block A, 205 Business Park Addition*

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### SUMMARY

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

### PLAT INFORMATION

- The objective of this request is to final plat Lot 11, Block A, of the 205 Business Park Addition for the purpose of constructing a 4,837 SF metal building, and to add the necessary drainage easements for the development of this site. The subject property is a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128 and is addressed as 125 National Drive. According to the City's historic zoning maps, the property has been zoned Heavy Commercial (HC) District since at least April 5, 2005.
- On August 31, 1999, the City Council approved an ordinance [*i.e. Ordinance No. 99-33*] annexing the subject property, and other properties along National Drive.
- On July 10, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-018*] and forwarded a recommendation of approval for certain variances associated with the material composition and articulation of the structure. These variances were approved by the City Council on July 16, 2018.
- 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 final plat for *Lot 11, Block A, 205 Business 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;
- (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 April 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat for *Lot 11, Block A, 205 Business Park Addition* with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.

0 25 50 100 150 200 Feet

P2019-019 - LOT 11, BLOCK A, 205 BUSINESS PARK  
FINAL PLAT - LOCATION MAP = 



AG

HC

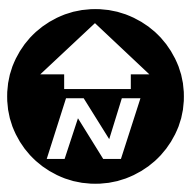
NATIONAL

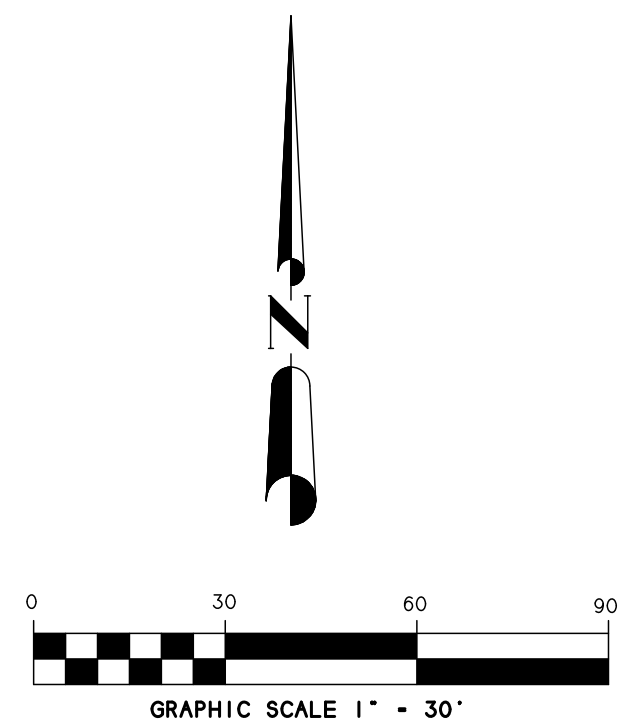
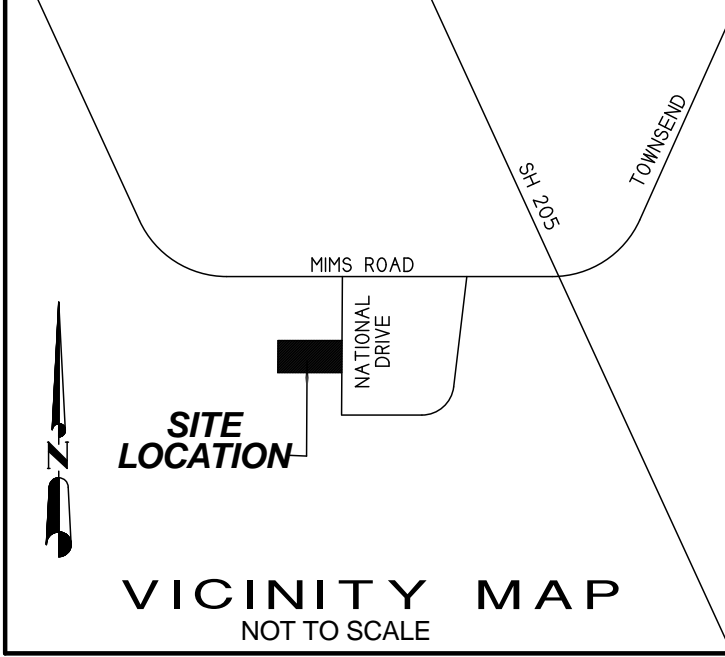
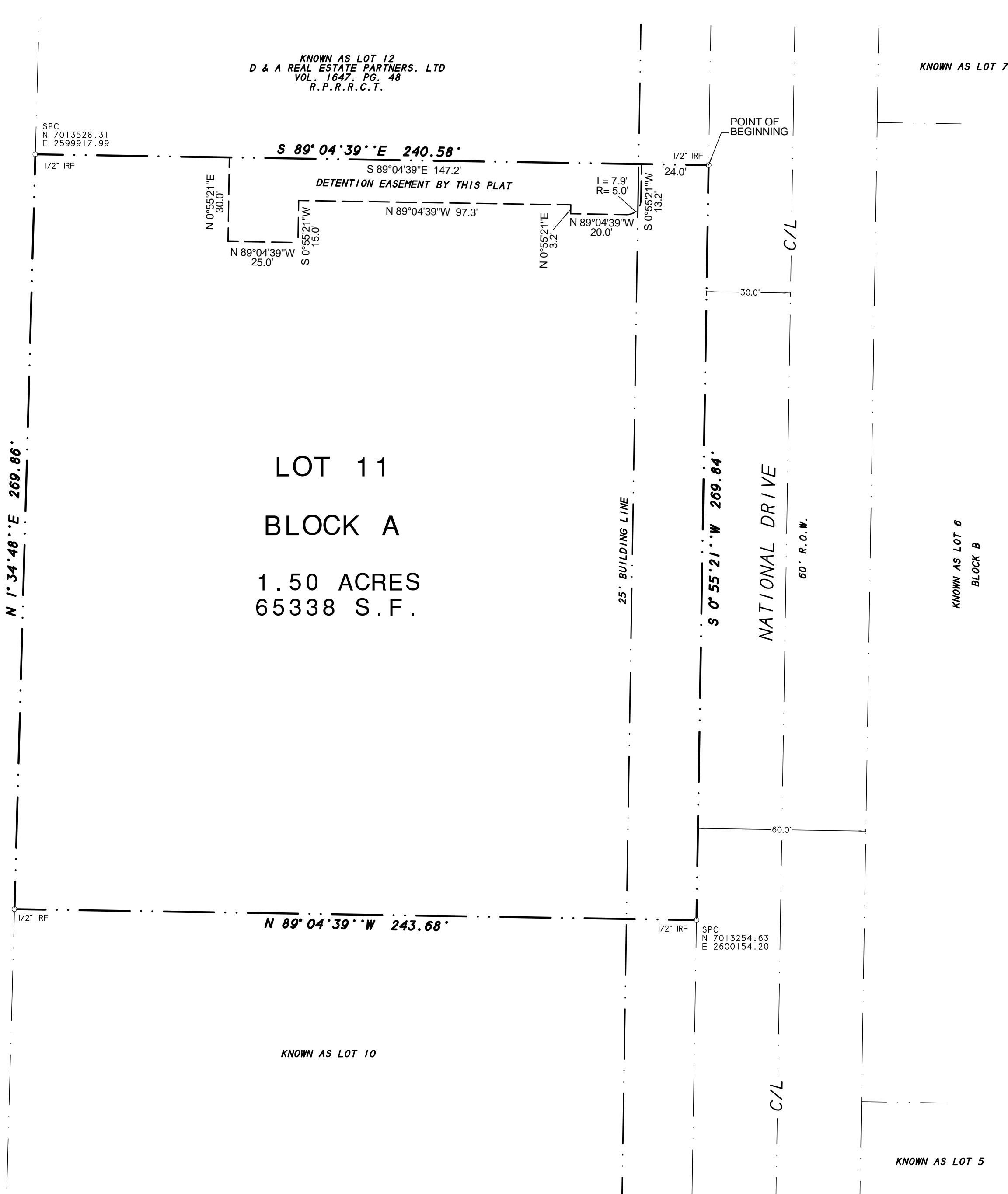


# City of Rockwall

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

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





FINAL PLAT  
**205 BUSINESS PARK  
 LOT 11, BLOCK A**  
 BEING A 1.50 ACRES OR 65,338 S.F. TRACT  
 ( 1 LOT )  
 OUT OF THE J.R. JOHNSON SURVEY, A-128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
	TELEVISION
	CABLE
	GAS METER
	ELECTRIC METER
	SUBSURFACE JUNCTION BOX
	FENCE
	ITEL
	PHONE METER
	WATER METER
	EASEMENT LINE
	PROPERTY LINE
	FIRE HYDRANT
	LIGHT POLE
	A/C UNIT
	POWER TANK
	EASEMENT LINE
	PROPERTY LINE

OWNER:  
 RACK PARTNERS LTD  
 3021 RIDGE ROAD, SUITE A  
 ROCKWALL, TEXAS 75032

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 15, 2019  
 SCALE 1" = 30' FILE # 20180300-RP  
 CLIENT RACK

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION, and being the same tract of land as described in a Warranty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

DAVID OSBORN  
FOR RACK PARTNERS LTD

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN 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 \_\_\_\_\_, \_\_\_\_\_.

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SURVEYOR'S CERTIFICATE

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Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date \_\_\_\_\_

FINAL PLAT  
205 BUSINESS PARK  
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT  
( 1 LOT )  
OUT OF THE J.R. JOHNSON SURVEY, A-128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
RACK PARTNERS LTD  
3021 RIDGE ROAD, SUITE A  
ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
TV TELEVISION CABLE	PP POWER POLE
GS GAS METER	PH FIRE HYDRANT
WM WATER METER	LP LIGHT POLE
EB ELECTRIC BOX	RF RAILROAD (1 CORNER)
JB JUNCTION BOX	AR AIR COND. UNIT
EL EASEMENT LINE	PT PROPANE TANK
FC FENCE	

SURVEY DATE APRIL 15, 2019  
SCALE 1" = 30' FILE # 20180300-RP  
CLIENT RACK

H.D. Fetty Land Surveyor, LLC  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com





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COUNTY OF ROCKWALL

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DAVID OSBORN  
FOR RACK PARTNERS LTD

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN 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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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SURVEYOR'S CERTIFICATE

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Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date \_\_\_\_\_

FINAL PLAT

LOT 11, BLOCK A  
205 BUSINESS PARK ADDITION

BEING 1.50 ACRES OR 65,338 S.F.  
( 1 LOT )

IDENTIFIED AS TRACT 2-16  
OUT OF THE J.R. JOHNSON SURVEY, A-128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND							
⊙	TV	⊙	TEL	⊙	FILE	⊙	PP
⊙	TELEVISION CABLE WIRE	⊙	GAS METER	⊙	PHONE METER	⊙	POWER POLE
⊙	ELEC METER	⊙	ELEC BOX	⊙	WATER METER	⊙	LP
⊙	ELECTRIC JUNCTION BOX	⊙	WATER METER	⊙	LIGHT POLE	⊙	1/2" IRON ROD FOUND (CORNER)
⊙	PROPERTY LINE	⊙	EASEMENT LINE	⊙	AM CONDUIT UNIT	⊙	PROpane TANK

OWNER:  
RACK PARTNERS LTD  
3021 RIDGE ROAD, SUITE A  
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 15, 2019  
SCALE 1" = 30' FILE # 20180300-RP  
CLIENT RACK



May 9, 2019

**ATTN: MIKE SAMPLES**  
1360 TANGLEVINE LANE,  
ROCKWALL, TX 75087

**RE: FINAL PLAT (P2019-019), Lot 11, Block A, 205 Business Park**

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 05/06/2019. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION RECOMMENDATION:*

*On April 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.*

*CITY COUNCIL:*

*On May 6, 2019 the City Council approved a motion approving a final plat Lot 11, Block A, 205 Business Park Addition with staff recommendations by a vote of 7 to 0.*

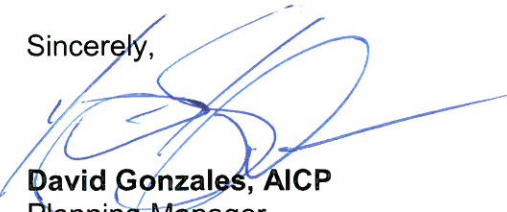
Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate 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