



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-037 P&Z DATE 9/24/19 CC DATE 10/8/19 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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 ONLY  
PLANNING & ZONING CASE NO. **PJda-037**  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
DIRECTOR OF PLANNING: *[Signature]*  
CITY ENGINEER: *[Signature]*

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 **Lot 7 Block A** **4035 N. Goliad**  
 Subdivision **Rankin Addition** Lot Block  
 General Location

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

Current Zoning Current Use  
 Proposed Zoning Proposed Use  
 Acreage **.32 Acres** 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]

<input type="checkbox"/> Owner <b>Carla Rankin Real Estate Holdings</b>	<input type="checkbox"/> Applicant <b>Dub Douphrate</b>
Contact Person <b>Holdings</b>	Contact Person <b>Douphrate Assoc. Inc</b>
Address <b>4037 N. Goliad Suite 117</b>	Address <b>2235 Ridge Rd Rockwall, TX 75087</b>
City, State & Zip <b>Rockwall 75087</b>	City, State & Zip
Phone	Phone <b>972 771 9004</b>
E-Mail	E-Mail <b>wldouphrate@douphrate.com</b>

## 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 \_\_\_\_\_





**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: 9/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 09/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/24/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/24/2019 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: P2019-037**  
**Project Name: Rankin Office**  
**Project Type: PLAT**  
**Applicant Name: DUB DOUPHRATE**  
**Owner Name: CLARK, BRUCE**  
**Project Description:**



# RECEIPT

Project Number: P2019-037  
Job Address: 4035 N GOLIAD  
ROCKWALL, TX 75087

Receipt Number: B86754

Printed: 9/16/2019 1:53 pm

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 306.40

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**Total Fees Paid:**

**\$ 306.40**

Date Paid: 9/16/2019 12:00:00AM

Paid By: CARLA RANKIN REAL ESTATE

Pay Method: CHECK 2016

Received By: LM



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

*PJda-037*

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DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

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### Notes:

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## PROPERTY INFORMATION [PLEASE PRINT]

Address *Lot 7 Block A*

*4035 N. Goliad*

Subdivision *Rankin Addition*

Lot

Block

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage *.32 Acres*      Lots [Current] *1*      Lots [Proposed] *1*

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

Owner *Carla Rankin Real Estate*

Applicant *Dub Douphrate*

Contact Person *Holdings*

Contact Person *Douphrate Assoc. Inc*

Address *4037 N. Goliad*  
*Suite 117*

Address *2235 Ridge Rd*  
*Rockwall, TX 75087*

City, State & Zip *Rockwall 75087*

City, State & Zip

Phone

Phone *972 771 9004*

E-Mail

E-Mail *wldouphrate@douphrate.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



0 15 30 60 90 120 Feet

P2019-037 - RANKIN OFFICE BUILDING  
FINAL PLAT - LOCATION MAP = 



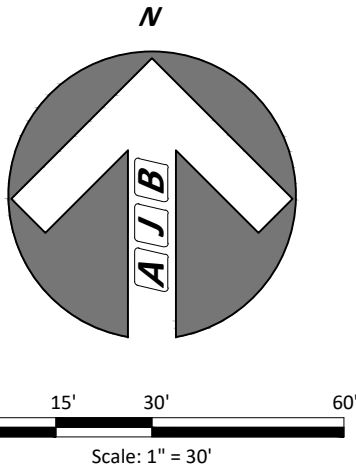
## City of Rockwall

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

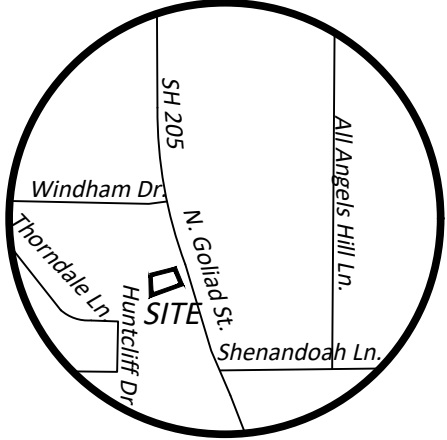
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







**Vicinity Map**  
(Not to Scale)



**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

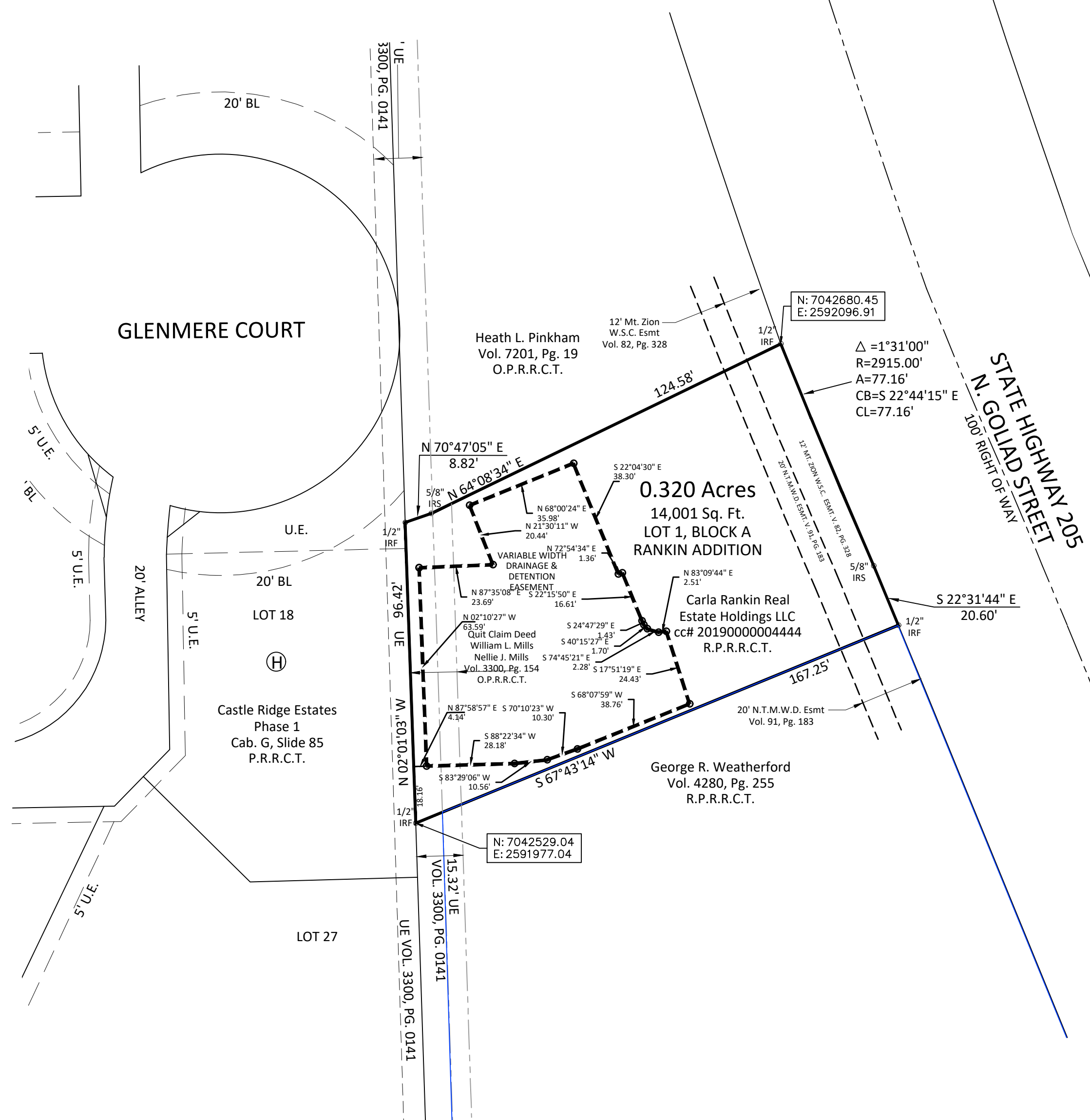
**GENERAL NOTES:**

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 document recorded in Clerk File #201900000444 or the Official Public Records, Rockwall County, Texas.

**FLOOD STATEMENT:** According to Community Panel No. 48397C0030L, 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



Case No.: P  
**FINAL PLAT**  
**RANKIN ADDITION**  
**LOT 1, BLOCK A**  
 BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 CARLA RANKIN REAL ESTATE HOLDINGS LLC  
 807 MOUNTCASTLE DRIVE  
 ROCKWALL, TEXAS 75087

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: July 7, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: RANKIN ADDITION FINAL PLAT
Drawn By: Bedford	Job No. 658-006
	GF No.

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

Sheet:  
 1  
 of: 2



Engineer:  
 DOUPHRAE & ASSOCIATES, INC.  
 TEXAS REGISTERED ENGINEERING FIRM F-886  
 2235 RIDGE ROAD  
 ROCKWALL, TEXAS 75087 972-771-9004

N:\ALL FILES\DOUPHRAE\4035 N GOLIAD\RANKIN ADDITION FINAL PLAT.dwg, PLAT, 8/16/2019 9:04:37 AM

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**BEING a 0.320 acre tract** of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #2019000004444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of CASTLE RIDGE ESTATES, PHASE 1 recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

**THENCE** with the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to a ½ inch iron rod found for corner;

**THENCE** departing the east line of said Castle Ridge Estates, **NORTH 70°47'05" EAST** a distance of **8.82** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 64°08'34" EAST** a distance of **124.58** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

**THENCE** along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

**Continuing** with said curve to the left through a central angle of **01°31'00"** for an arc length of **77.16** feet to a 5/8 inch iron rod set for corner;

**SOUTH 22°31'44" EAST** a distance of **20.60** feet to a ½ inch iron rod found for corner;

**THENCE** departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), **SOUTH 67°43'14" WEST** a distance of **167.25** feet to a ½ iron rod found for corner in the east line of said CASTLE RIDGE ESTATES, PHASE 1;

**THENCE** along the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **0.320 acre or 14,001 square feet** of land more or less.

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

We, **CARLA RANKIN REAL ESTATE HOLDINGS, LLC** the undersigned owners of the land shown on this plat, and designated herein as the **RANKIN ADDITION** 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 **RANKIN ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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.

CARLA RANKIN REAL ESTATE HOLDINGS, LLC

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  
jay@ajbedfordgroup.com  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

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**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

Case No.: P  
**FINAL PLAT  
RANKIN ADDITION  
LOT 1, BLOCK A**  
BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: CARLA RANKIN REAL ESTATE HOLDINGS LLC  
807 MOUNTCASTLE DRIVE  
ROCKWALL, TEXAS 75087  
Engineer: DOUPHRADE & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-886  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087 972-771-9004

Scale: 1" = 60'  
Date: July 7, 2019  
Technician: Bedford  
Drawn By: Bedford

Checked By: Cryer/Spradling  
P.C.: RANKIN ADDITION FINAL PLAT  
File: 658-006  
Job. No. GF No.

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

Sheet: 2  
of: 3



N:\ALL FILES\DOUPHRADE\4035 N GOLIAD\RANKIN ADDITION FINAL PLAT.dwg, PLAT, 8/15/2019 12:32:02 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

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**TO:** Planning and Zoning Commission  
**DATE:** September 24, 2019  
**APPLICANT:** Dub Douphrate; *Douphrate & Associates, Inc.*  
**CASE NUMBER:** P2019-037; *Lot 1, Block A, Rankin Addition*

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### SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to final plat a 0.29-acre tract of land (*i.e. Tract 22, of the J. Strickland Survey, Abstract No. 187*) into one (1) lot (*i.e. Lot 1, Block A, Rankin Addition*) for the purpose of converting a single-family home into an office.
- The subject property was annexed in 1983 [*Ordinance No. 83-57*] and currently contains a single-family home. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-020*] for the purpose of converting a single-family home into an office.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by 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 1, Block A, Rankin Addition*, staff would propose the following conditions of approval:

- (1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat 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> P2019-037	<b>Owner</b> CLARK, BRUCE	<b>Applied</b> 9/13/2019 KB
<b>Project Name</b> Rankin Office	<b>Applicant</b> DUB DOUPHRATE	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 4035 N GOLIAD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
--------------------------------------	--	---------------


<b>Subdivision</b> CASTLE RIDGE PH 1	<b>Tract</b> 22	<b>Block</b>	<b>Lot No</b> 22	<b>Parcel No</b> 0187-0000-0022-00-0R	<b>General Plan</b>
---	--------------------	--------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5	COMMENTS	Comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-037; Lot 1, Block A, Rankin Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205]						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-037) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
(1) Please label the Point of Beginning						
(2) Please show and label front setback and Landscape buffer.						
(3) Show and label adjacent properties. It is not necessary to show Glenmere Court.						
(4) Can this plat be reduced to one page?						
(5) Please note, the graphic scale is off.						
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; The Planning & Zoning Meeting September 26, 2019.						

0 15 30 60 90 120 Feet

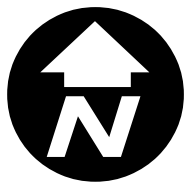
P2019-037 - RANKIN OFFICE BUILDING  
FINAL PLAT - LOCATION MAP = 



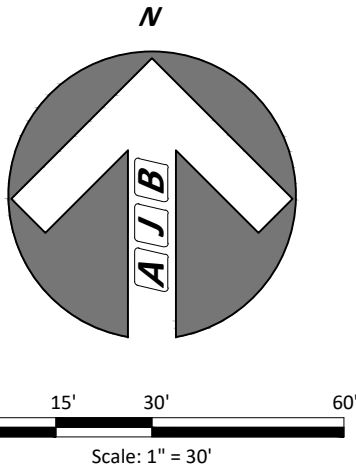
# City of Rockwall

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

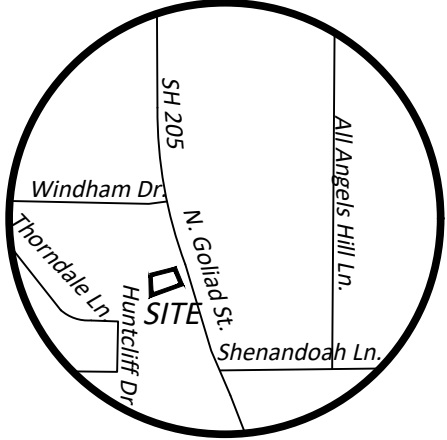
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







Vicinity Map  
(Not to Scale)



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

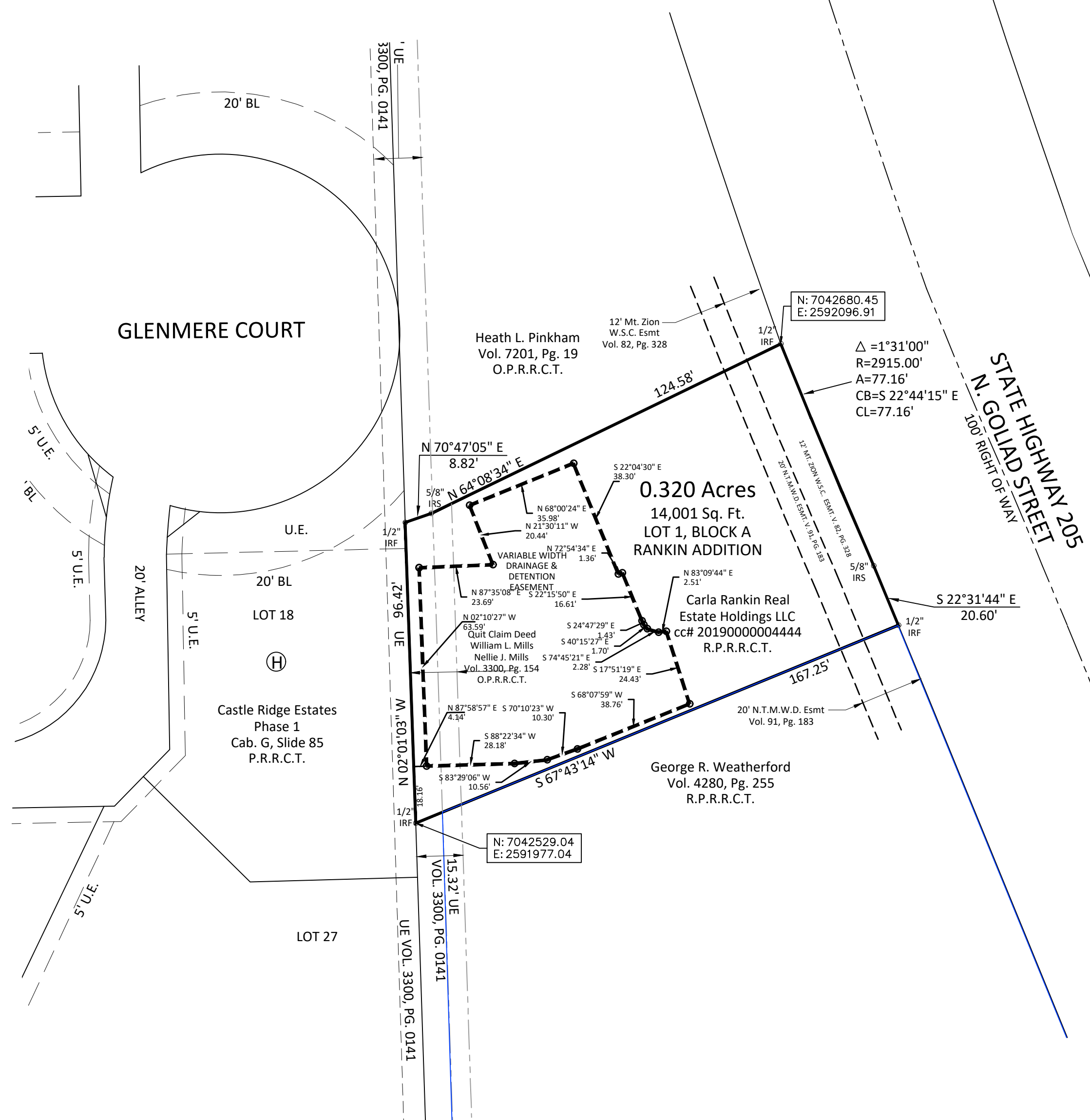
GENERAL NOTES:

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 document recorded in Clerk File #201900000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, 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



Case No.: P  
**FINAL PLAT**  
**RANKIN ADDITION**  
**LOT 1, BLOCK A**  
 BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 CARLA RANKIN REAL ESTATE HOLDINGS LLC  
 807 MOUNTCASTLE DRIVE  
 ROCKWALL, TEXAS 75087

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: July 7, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: RANKIN ADDITION FINAL PLAT
Drawn By: Bedford	Job No. 658-006
	GF No.

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

Sheet:  
 1  
 of: 2



Engineer:  
 DOUPHRAE & ASSOCIATES, INC.  
 TEXAS REGISTERED ENGINEERING FIRM F-886  
 2235 RIDGE ROAD  
 ROCKWALL, TEXAS 75087 972-771-9004

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**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**BEING a 0.320 acre tract** of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #201900000444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of CASTLE RIDGE ESTATES, PHASE 1 recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

**THENCE** with the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to a ½ inch iron rod found for corner;

**THENCE** departing the east line of said Castle Ridge Estates, **NORTH 70°47'05" EAST** a distance of **8.82** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 64°08'34" EAST** a distance of **124.58** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

**THENCE** along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

**Continuing** with said curve to the left through a central angle of **01°31'00"** for an arc length of **77.16** feet to a 5/8 inch iron rod set for corner;

**SOUTH 22°31'44" EAST** a distance of **20.60** feet to a ½ inch iron rod found for corner;

**THENCE** departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), **SOUTH 67°43'14" WEST** a distance of **167.25** feet to a ½ iron rod found for corner in the east line of said CASTLE RIDGE ESTATES, PHASE 1;

**THENCE** along the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **0.320 acre or 14,001 square feet** of land more or less.

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

We, **CARLA RANKIN REAL ESTATE HOLDINGS, LLC** the undersigned owners of the land shown on this plat, and designated herein as the **RANKIN ADDITION** 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 **RANKIN ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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.

CARLA RANKIN REAL ESTATE HOLDINGS, LLC

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  
jay@ajbedfordgroup.com  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

**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 document recorded in Clerk File #201900000444 or the Official Public Records, Rockwall County, Texas.

**FLOOD STATEMENT:** According to Community Panel No. 48397C0030L, 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

**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

Case No.: P  
**FINAL PLAT  
RANKIN ADDITION  
LOT 1, BLOCK A**  
BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: CARLA RANKIN REAL ESTATE HOLDINGS LLC  
807 MOUNTCASTLE DRIVE  
ROCKWALL, TEXAS 75087  
Engineer: DOUPHRADE & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-886  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087 972-771-9004

Scale: 1" = 60'  
Date: July 7, 2019  
Technician: Bedford  
Drawn By: Bedford

Checked By: Cryer/Spradling  
P.C.: RANKIN ADDITION FINAL PLAT  
File: 658-006  
Job. No. GF No.

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

Sheet: 2  
of: 3



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# 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:** October 7, 2019  
**APPLICANT:** Dub Douphrate; *Douphrate & Associates, Inc.*  
**CASE NUMBER:** P2019-037; *Lot 1, Block A, Rankin Addition*

---

### **SUMMARY**

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting to final plat a 0.29-acre tract of land (*i.e. Tract 22, of the J. Strickland Survey, Abstract No. 187*) into one (1) lot (*i.e. Lot 1, Block A, Rankin Addition*) for the purpose of converting a single-family home into an office.
- The subject property was annexed in 1983 [*Ordinance No. 83-57*] and currently contains a single-family home. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-020*] for the purpose of converting a single-family home into an office.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by 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 1, Block A, Rankin Addition*, staff would propose the following conditions of approval:

- (1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat 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 September 24, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 7-0.

0 15 30 60 90 120 Feet

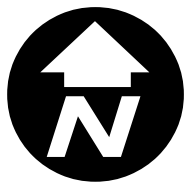
P2019-037 - RANKIN OFFICE BUILDING  
FINAL PLAT - LOCATION MAP = 



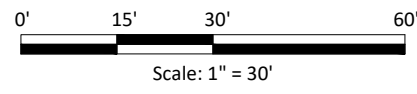
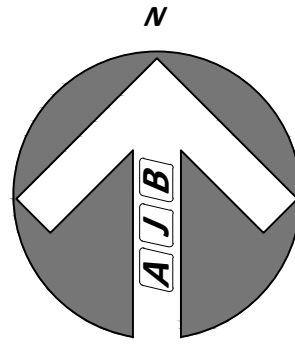
# City of Rockwall

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

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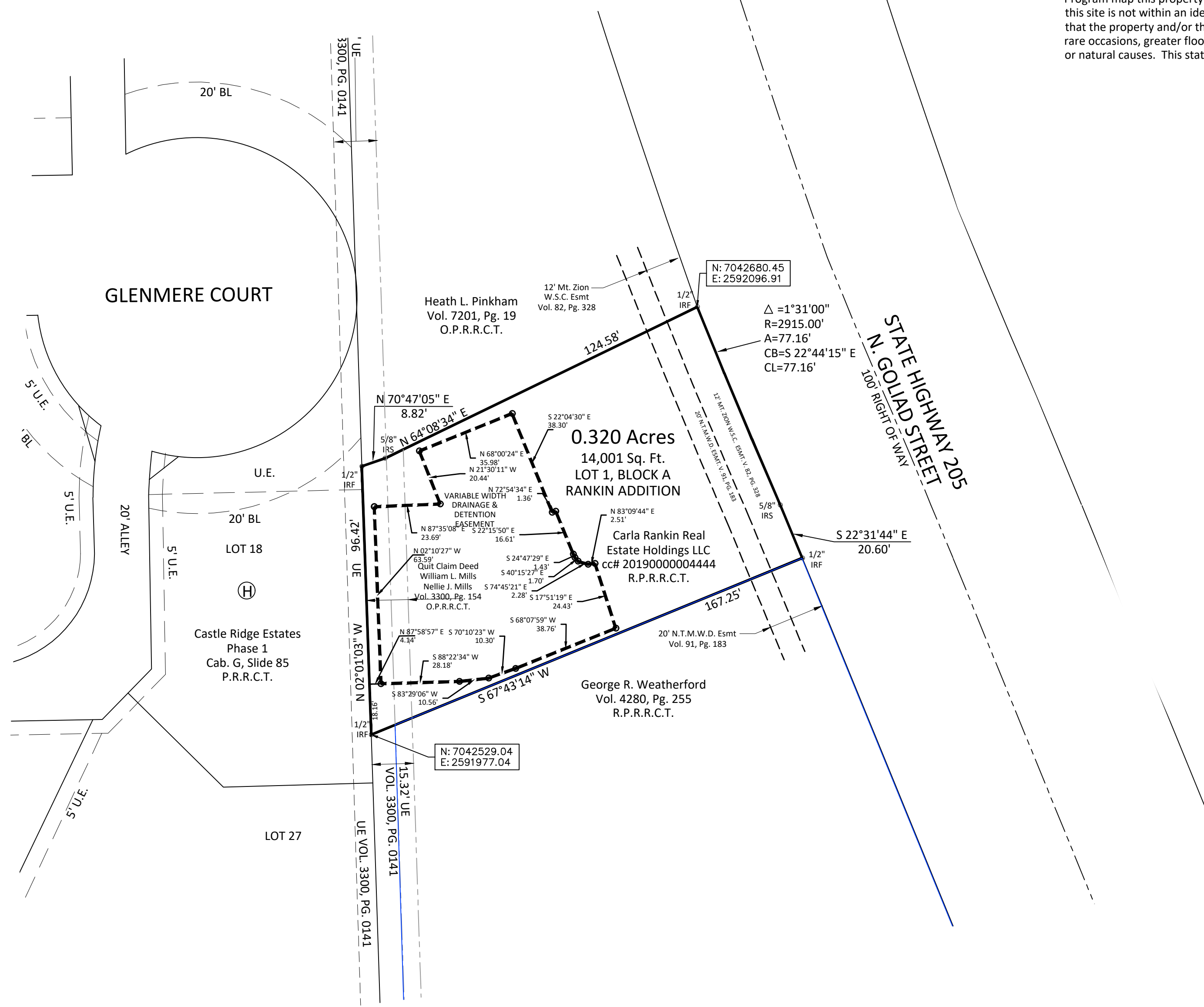
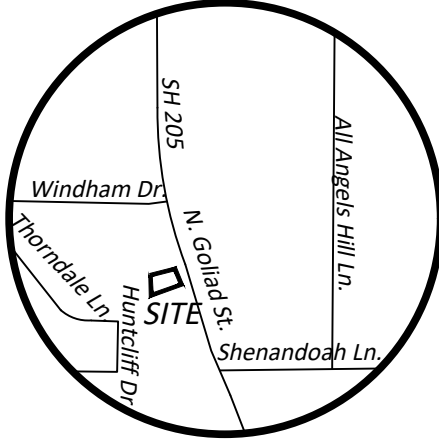






LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
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Vicinity Map  
(Not to Scale)



GENERAL NOTES:

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FLOOD STATEMENT: According to Community Panel No. 48397C0030L, 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

Case No.: P

FINAL PLAT  
RANKIN ADDITION  
LOT 1, BLOCK A

BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
CARLA RANKIN REAL ESTATE HOLDINGS LLC  
807 MOUNTCASTLE DRIVE  
ROCKWALL, TEXAS 75087

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: July 7, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: RANKIN ADDITION FINAL PLAT
Drawn By: Bedford	Job No. 658-006
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301 N. Alamo Rd. • Rockwall, Texas 75087  
(972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:  
1  
Of: 2



Engineer:  
DOUPHRAE & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-886  
2235 RIDGE ROAD  
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N:\ALL FILES\DOUPHRAE\4035 N GOLIAD\RANKIN ADDITION FINAL PLAT.dwg, PLAT, 8/16/2019 9:04:37 AM

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**BEING a 0.320 acre tract** of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #2019000004444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of CASTLE RIDGE ESTATES, PHASE 1 recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

**THENCE** with the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to a ½ inch iron rod found for corner;

**THENCE** departing the east line of said Castle Ridge Estates, **NORTH 70°47'05" EAST** a distance of **8.82** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 64°08'34" EAST** a distance of **124.58** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

**THENCE** along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

**Continuing** with said curve to the left through a central angle of **01°31'00"** for an arc length of **77.16** feet to a 5/8 inch iron rod set for corner;

**SOUTH 22°31'44" EAST** a distance of **20.60** feet to a ½ inch iron rod found for corner;

**THENCE** departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), **SOUTH 67°43'14" WEST** a distance of **167.25** feet to a ½ iron rod found for corner in the east line of said CASTLE RIDGE ESTATES, PHASE 1;

**THENCE** along the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **0.320 acre or 14,001 square feet** of land more or less.

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

We, **CARLA RANKIN REAL ESTATE HOLDINGS, LLC** the undersigned owners of the land shown on this plat, and designated herein as the **RANKIN ADDITION** 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 **RANKIN ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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.

CARLA RANKIN REAL ESTATE HOLDINGS, LLC

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  
jay@ajbedfordgroup.com  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

**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 document recorded in Clerk File #201900000444 or the Official Public Records, Rockwall County, Texas.

**FLOOD STATEMENT:** According to Community Panel No. 48397C0030L, 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

**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

Case No.: P  
**FINAL PLAT  
RANKIN ADDITION  
LOT 1, BLOCK A**  
BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: CARLA RANKIN REAL ESTATE HOLDINGS LLC  
807 MOUNTCASTLE DRIVE  
ROCKWALL, TEXAS 75087  
Engineer: DOUPHRADE & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-886  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087 972-771-9004

Scale: 1" = 60'  
Date: July 7, 2019  
Technician: Bedford  
Drawn By: Bedford

Checked By: Cryer/Spradling  
P.C.: RANKIN ADDITION FINAL PLAT  
File: 658-006  
Job. No. GF No.

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

Sheet: 2  
of: 3



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October 14, 2019

**ATTN: DUB DOUPHRATE**  
DUB DOUPHRATE  
2335 RIDGE ROAD,  
ROCKWALL, TX 75087

**RE: FINAL PLAT (P2019-037), Rankin Office**

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 10/07/2019. 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 final plat for Lot 1, Block A, Rankin Addition, staff would propose the following conditions of approval:*

*(1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;*

*(2) Any construction resulting from the approval of this plat 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 September 24, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 7-0.*

#### *CITY COUNCIL*

*On October 7, 2019, the City Council's motion to approve the applicant's request with staff recommendations passed by a vote of 7-0.*

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, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (or bonded) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a *Tax Receipt* indicating that the current years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.



Please make your check *payable to the **Rockwall County Clerk*** for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

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

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

Sincerely,

A handwritten signature in black ink that reads "Korey M. Brooks".

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