



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-004 P&Z DATE 01/28/2020 CC DATE 02/18/2020 APPROVED/DENIED

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

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

17020-004

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 2930 Ridge Road
 Subdivision: Lake Ridge Estates Lot: 26 Block:
 General Location: Northwest Corner Ridge Rd and Glen Hill Way

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-032 Current Use: Residential
 Proposed Zoning: Same - No Change Proposed Use: Retail / Restaurant
 Acreage: 1.162 Lots [Current]: 1 Lots [Proposed]: 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Retail Partners, LLC	<input type="checkbox"/> Applicant	Carrillo Engineering, LLC
Contact Person	Eddie Martin	Contact Person	Anna C. Blackwell
Address	550 Bailey Ave. Suite 550	Address	301 Commerce St. Suite 1410
City, State & Zip	Fort Worth TX	City, State & Zip	Fort Worth TX 76102
Phone	817.870.9147	Phone	817.697.4996
E-Mail	jrm@retailpartnersllc.com	E-Mail	anna.blackwell@carrilloeng.com

NOTARY VERIFICATION [REQUIRED]

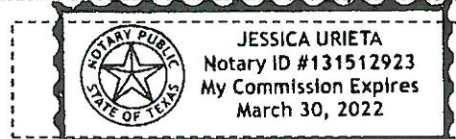
Before me, the undersigned authority, on this day personally appeared Louis Edward Martin, III [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am 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 11 day of December, 2019. 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 11th day of December, 2019.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

Review Date:

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

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

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

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



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 1/17/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2020-004
Project Name: 2930 Ridge Road
Project Type: PLAT
Applicant Name: ANNA C BLACKWELL
Owner Name: EDDIE MARTIN
Project Description:



RECEIPT

Project Number: P2020-004

Job Address: 2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

Receipt Number: B87952

Printed: 1/21/2020 10:28 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$323.24

Total Fees Paid:

\$323.24

Date Paid: 1/21/2020 12:00:00AM

Paid By: ANNA C BLACKWELL

Pay Method: CHECK 2367

Received By: AG



City of Rockwall

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

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



GENERAL NOTES:

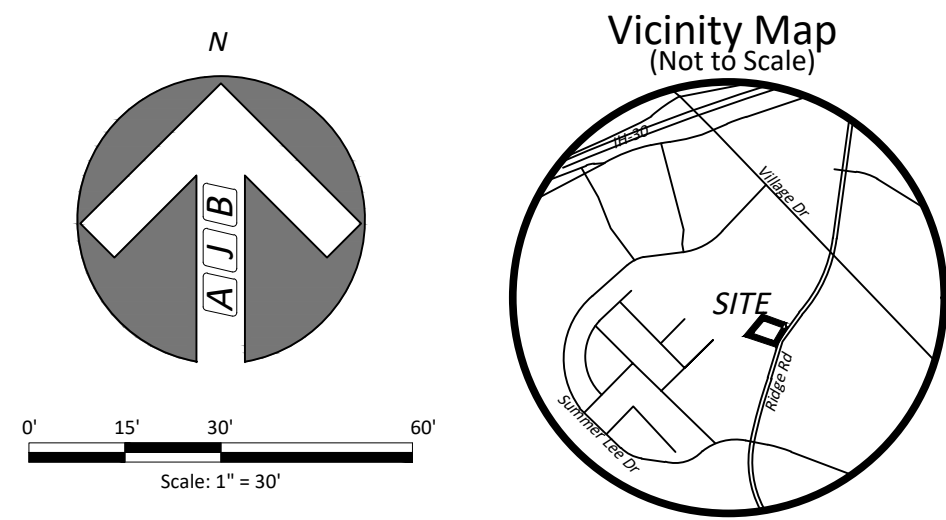
The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements.

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.

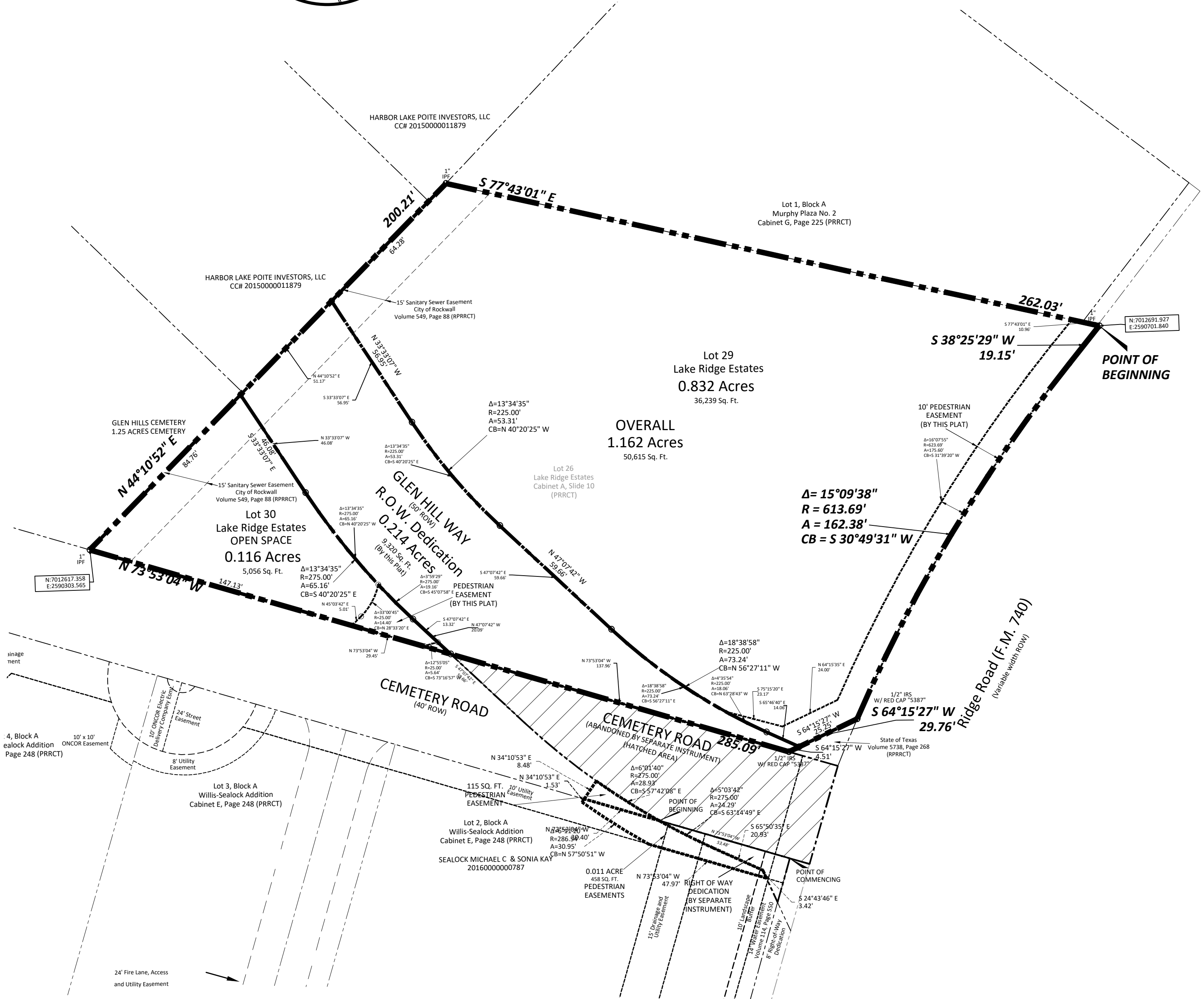
Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LEGEND

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



Case No.: P _____

**REPLAT
LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A**

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
BEING A REPLAT OF A LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION
1.162 ACRES (50,615 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRP1, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS 76107

Engineer: Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 30'	Checked By: F.R. OWENS
Date: December 16, 2019	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: RIDGE ROAD ROCKWALL
Drawn By: Bedford/Spradling	Job No. 552-066
	GF No.

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

Sheet:
1
Of: 2



TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\BRIDGE RD\BRIDGE ROAD ROCKWALL 2019-12-18.dwg, REPLAT, 1/17/2020 9:06:59 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 1.162 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of 613.69 feet and a chord bearing of South 30°49'31" West;

THENCE with said curve to the left through a central angle of 15°09'38" for an arch length of 162.38 feet to a 1/2 inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, SOUTH 64°15'27" WEST a distance of 29.76 feet to a 1/2 inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, NORTH 73°53'04" WEST a distance of 285.09 feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills Cemetery;

THENCE departing the north right of way of said Cemetery Road, NORTH 44°10'52" EAST a distance of 200.21 feet to a 1 inch iron pipe found for corner and being the west corner of Lot 1, Block A, Murphy Plaza No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, SOUTH 77°43'01" EAST a distance of 262.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.162 acres or 50,615 square feet of land more or less.

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

We, HFRP1, LLC, the undersigned owner of the land shown on this plat, and designated herein as the LAKE RIDGE ESTATES 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 LAKE RIDGE ESTATES 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

HFRP1, 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 _____, 2020

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements.

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 City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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 _____

REPLAT
LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
BEING A REPLAT OF A LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION
1.162 ACRES (50,615 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRP1, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS 76107
Engineer: Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 60'
Date: December 16, 2019
Technician: Bedford/Spradling
Drawn By: Bedford/Spradling
Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: RIDGE ROAD ROCKWALL
Job. No. 552-066
GF No.

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



Sheet: 2
Of: 2

Northing	Easting	Bearing	Distance
7012612.22	2590310.26		
		N 44°10'52" E	200.21
7012755.79	2590449.79		
		S 77°43'01" E	262.03
7012700.05	2590705.82		
		S 38°25'29" W	19.15
7012685.05	2590693.92		
Radius: 613.69	Chord: 161.91	Degree: 9°20'11"	Dir: Left
Length: 162.38	Delta: 15°09'38"	Tangent: 81.67	
Chord BRG: S 30°49'31" W	Rad-In: S 51°35'40" E	Rad-Out: S 66°45'18" E	
Radius Point: 7012303.81,2591174.83			
7012546.01	2590610.95		
		S 64°15'27" W	29.76
7012533.08	2590584.15		
		N 73°53'04" W	285.09
7012612.22	2590310.26		

Closure Error Distance> 0.0000

Total Distance> 958.62

Polyline Area: 50615.087 sq ft, 1.162 acres



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 28, 2020
APPLICANT: Anna C. Blackwell; *Carrillo Engineering, LLC*
CASE NUMBER: P2020-004; *Lots 29 & 30, Block A, Lake Ridge Estates Addition*

SUMMARY

Consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 1.1755-acre parcel of land (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) for purpose of dedicating right-of-way for Glen Hill Way (*i.e. 0.214-acre portion*) and establishing two (2) lots (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) to allow for the construction of a strip retail center (*i.e. Lot 29*). The 0.116-acre parcel (*i.e. Lot 30*) is proposed to be dedicated to the City of Rockwall as open space, for the purpose of establishing a pocket park at the entrance of the Harbor District. The Planning and Zoning Commission and City Council will act on this request as part of an *Alternative Tree Mitigation Settlement Agreement* proposal that the applicant has submitted as *Case No. MIS2020-001*.
- On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08* [*Case No. PZ2002-095-01*]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-037*] and associated variances for the strip retail center on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for 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 replat for *Lots 29 & 30, Block A, Lake Ridge Estates 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) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* for the open space/park area (*i.e. Lot 30*) or satisfaction of the remaining tree mitigation balance prior to the filing of the final plat;
- (3) 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



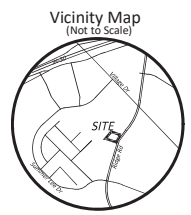
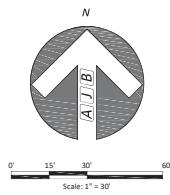
Project Number P2020-004	Owner EDDIE MARTIN	Applied 1/17/2020 AG
Project Name 2930 Ridge Road	Applicant ANNA C BLACKWELL	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status P&Z HEARING		Status 1/24/2020 DG

Site Address 2930 SOUTH RIDGE RD	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

Subdivision MURPHY PLAZA ADDITION PH 2	Tract 26	Block	Lot No 26	Parcel No 4210-0000-0026-00-OR	General Plan
--	--------------------	--------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/17/2020	1/24/2020	1/21/2020	4	APPROVED	
ENGINEERING (1/24/2020 9:48 AM SJ) M - Must dedicate ROW for Glenn Hill Way. This plat shows that it is being abandoned. M - Must include the "Separate Instrument Numbers" now. M - Include a 10' Pedestrian Access and Utility Easement along Ridge Road. M - Include a 10' Utility Easement on Lot 30 along Glenn Hill Way. M - The corner of Lot 30 should be labeled, "Public and Pedestrian Access Easement."	Sarah Johnston	1/17/2020	1/24/2020	1/24/2020	7	COMMENTS	
FIRE	Ariana Hargrove	1/17/2020	1/24/2020	1/23/2020	6	APPROVED	
GIS (1/21/2020 4:23 PM LS) Check northside bearing for bust. Will not close.	Lance Singleton	1/17/2020	1/24/2020	1/21/2020	4	COMMENTS	See comments
PLANNING	David Gonzales	1/17/2020	1/24/2020	1/23/2020	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(1/23/2020 6:34 PM DG)						
P2020-004; Replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-004) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the Scenic Overlay (SOV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Correct Title Block heading to read Final Plat (i.e. not Replat).						
M.6 Label the building lines where adjacent to a street.						
M.7 Label all existing and proposed easements relative to the site and include the type, purpose and width.						
M.8 Label the right-of-way width and street centerline for each street both within and adjacent to the development						
M.9 Prior to the filing of the plat, an approval by the City Council for an Alternative Tree Mitigation Settlement Agreement for the open space/park area (i.e. Lot 30) will be required. This will be listed as a condition of approval						
M.10 Have the areas along Cemetery Road been abandoned? If not, when will they be abandoned? Please provide the filing documentation indicating these areas have been abandoned along Cemetery Road, the right-of-way dedication adjacent to and south of Cemetery Road, and the dedication of right-of-way for the areas south of Cemetery Road that are labeled as pedestrian easements. This will be listed as a condition of approval						
I.11 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.						
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested						
M.13 Please note that 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 are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.14 The Planning and Zoning Work Meeting will be held on January 28, 2020.						
I.15 The City Council meeting for this case is scheduled to be held on February 3, 2020.						
I.16 Although this item is on the Consent Agenda's for both meetings, staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						



- LEGEND
- IRF Iron Rod Found
 - IRS Iron Rod Set
 - DBRECT Deed Records Rockwall County, Texas
 - PRRECT Plat Records Rockwall County, Texas
 - RPRECT Real Property Records Rockwall County, Texas
 - OPRECT Official Public Records Rockwall County, Texas

GENERAL NOTES:

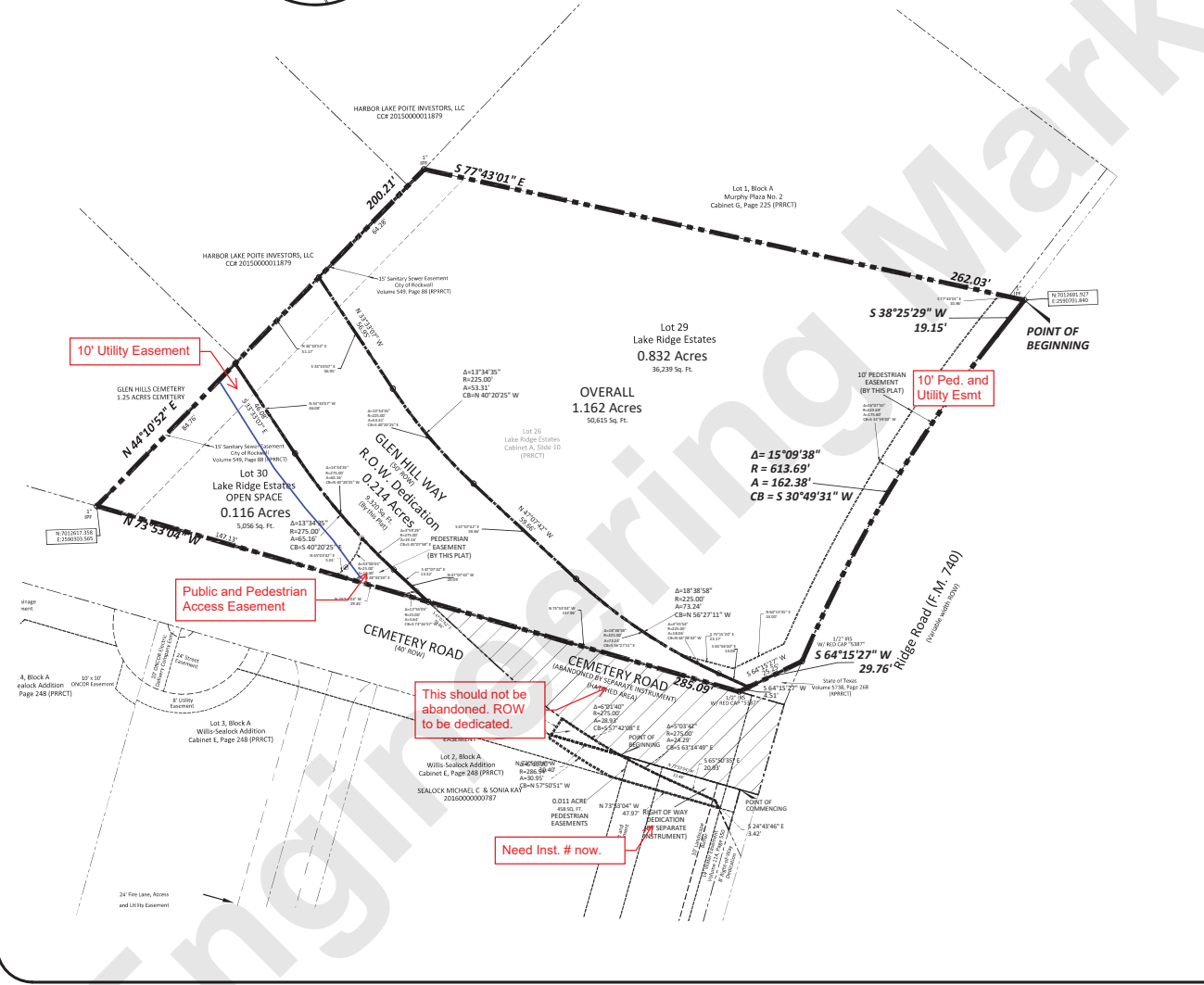
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Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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 _____

REPLAT
LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
BEING A REPLAT OF A LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION
1.162 ACRES (50,615 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRPL, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS 76107

Engineer: Caitlin Engineering
381 Commerce Street, Ste 1400
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 30'	Checked By: F. R. OWENS
Date: December 16, 2019	C. C. Crow/Spradling
Technician: Bedford/Spradling	File: 1004-H06-000005
Drawn By: Bedford/Spradling	Job No.: 552-066
	GF No.:

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 www.a2bedfordgroup.com

Sheet: 1
Of: 2

A J B Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING A 1.162 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRICT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of **613.69** feet and a chord bearing of **South 30°49'31" West**;

THENCE with said curve to the left through a central angle of **15°09'38"** for an arch length of **162.38** feet to a 1/2 inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, **SOUTH 64°15'27" WEST** a distance of **29.76** feet to a 1/2 inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, **NORTH 73°53'04" WEST** a distance of **285.09** feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills Cemetery;

THENCE departing the north right of way of said Cemetery Road, **NORTH 44°10'52" EAST** a distance of **200.21** feet to a 1 inch iron pipe found for corner and being the west corner of Lot 1, Block A, Murphy Plaza No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, **SOUTH 77°43'01" EAST** a distance of **252.03** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.162** acres or 50,615 square feet of land more or less.

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

We, **HFRP1, LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **LAKE RIDGE ESTATES 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 **LAKE RIDGE ESTATES 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

HFRP1, 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 _____, 2020.

Notary Public in and for the State of Texas _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

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LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A**

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
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Owner:
HFRP1, LLC
325 BAILEY AVENUE, SUITE 500
FORT WORTH, TEXAS 76107

Engineer:
Carroll Engineering
325 Commerce Street, Ste 5430
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 60'
Date: December 16, 2019
Technician: Bedford/Spradling
Drawn By: Bedford/Spradling

Checked By: F.R. OWENS
P.C.: CRYER/Spradling
File: 20191216000000000000
Job No. 532-066
CIP No.

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

Sheet:
2
Of: 2



TBPLS REG#10118200



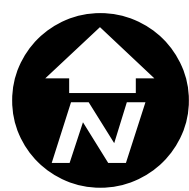
P2020-004- LOTS 29 &30, BLK A,
LAKE RIDGE ESTATES ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

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

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



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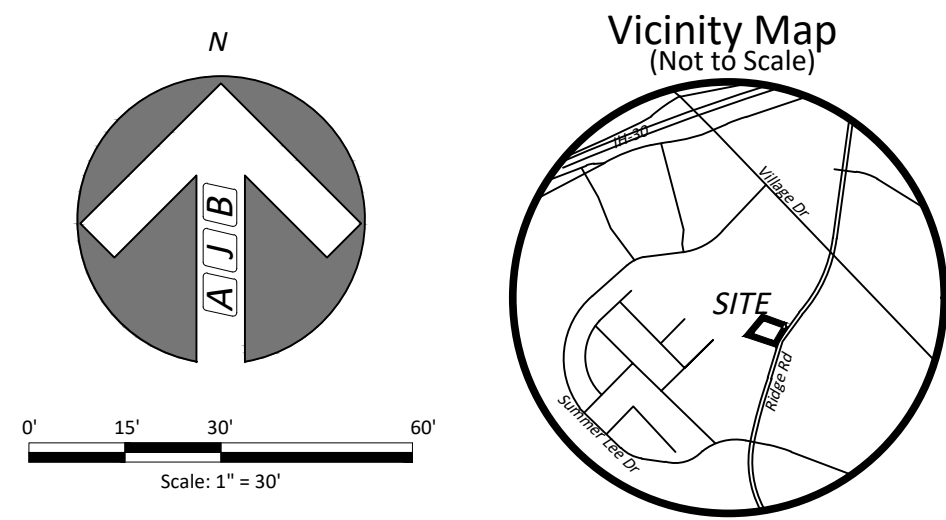
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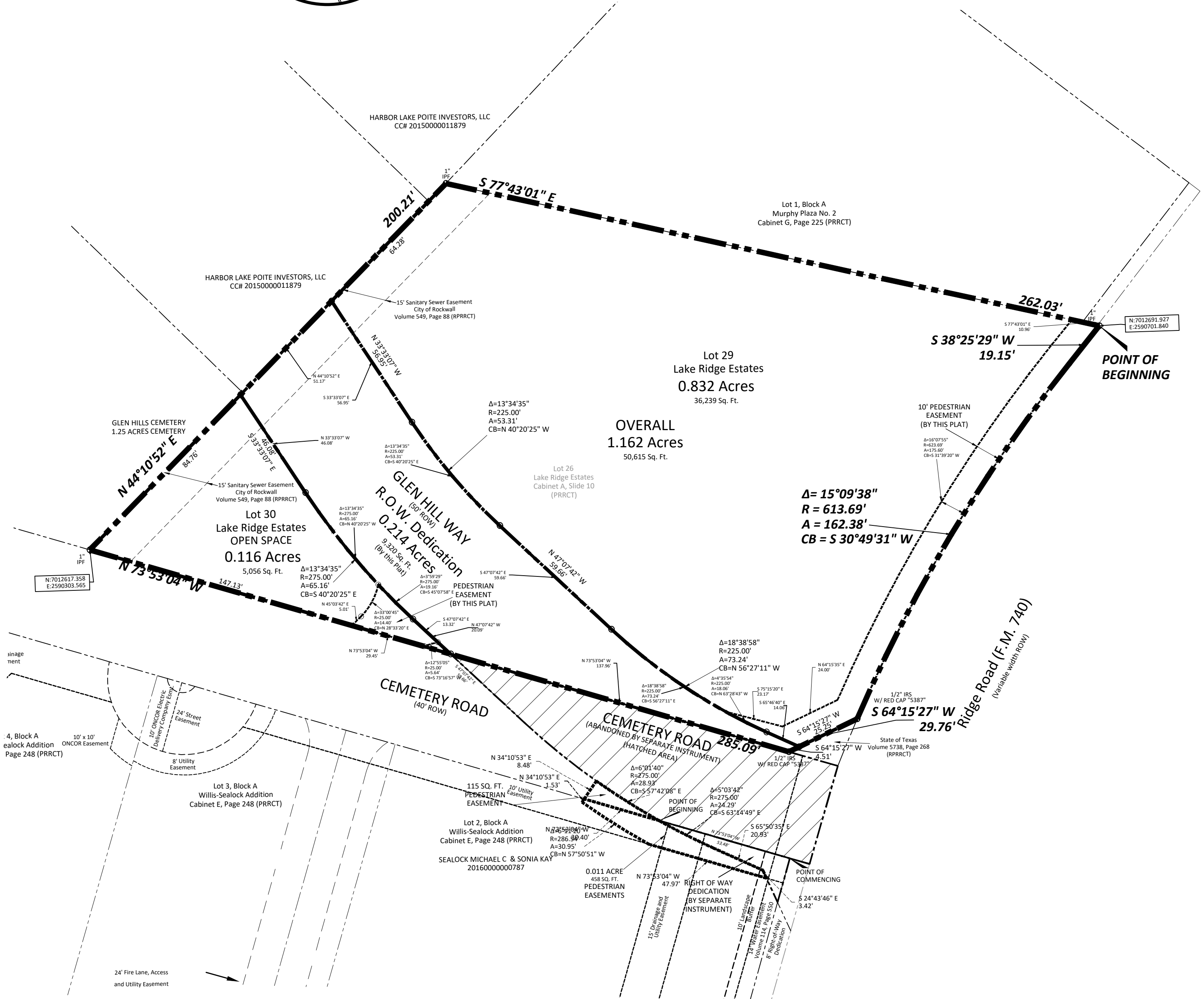
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LEGEND

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
OPRCT	Official Public Records Rockwall County, Texas



Case No.: P _____

**REPLAT
LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A**

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
BEING A REPLAT OF A LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION
1.162 ACRES (50,615 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRP1, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS 76107

Engineer: Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 30'	Checked By: F.R. OWENS
Date: December 16, 2019	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: RIDGE ROAD ROCKWALL
Drawn By: Bedford/Spradling	Job No. 552-066
	GF No.

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

Sheet:
1
Of: 2



TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\BRIDGE RD\BRIDGE ROAD ROCKWALL 2019-12-18.dwg, REPLAT, 1/17/2020 9:06:59 AM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a **1.162** acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of **613.69** feet and a chord bearing of **South 30°49'31" West**;

THENCE with said curve to the left through a central angle of **15°09'38"** for an arch length of **162.38** feet to a ½ inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, **SOUTH 64°15'27" WEST** a distance of **29.76** feet to a ½ inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, **NORTH 73°53'04" WEST** a distance of **285.09** feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills Cemetery;

THENCE departing the north right of way of said Cemetery Road, **NORTH 44°10'52" EAST** a distance of **200.21** feet to a 1 inch iron pipe found for corner and being the west corner of Lot 1, Block A, Murphy Plaza No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, **SOUTH 77°43'01" EAST** a distance of **262.03** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.162** acres or 50,615 square feet of land more or less.

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

We, **HFRP1, LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **LAKE RIDGE ESTATES 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 **LAKE RIDGE ESTATES 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

HFRP1, 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 _____, 2020

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements.

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 City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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.

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LOTS 29 & 30, BLOCK A**

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Sheet:
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TBPLS REG#10118200



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: February 3, 2020
APPLICANT: Anna C. Blackwell; *Carrillo Engineering, LLC*
CASE NUMBER: P2020-004; *Lots 29 & 30, Block A, Lake Ridge Estates Addition*

SUMMARY

Consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 1.1755-acre parcel of land (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) for purpose of dedicating right-of-way for Glen Hill Way (*i.e. 0.214-acre portion*) and establishing two (2) lots (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) to allow for the construction of a strip retail center (*i.e. Lot 29*). The 0.116-acre parcel (*i.e. Lot 30*) is proposed to be dedicated to the City of Rockwall as open space, for the purpose of establishing a pocket park at the entrance of the Harbor District. The Planning and Zoning Commission and City Council will act on this request as part of an *Alternative Tree Mitigation Settlement Agreement* proposal that the applicant has submitted as *Case No. MIS2020-001*.
- On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08 [Case No. PZ2002-095-01]*. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-037*] and associated variances for the strip retail center on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as 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 replat for *Lots 29 & 30, Block A, Lake Ridge Estates 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) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* for the open space/park area (*i.e. Lot 30*) or satisfaction of the remaining tree mitigation balance prior to the filing of the final plat;
- (3) 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 January 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Moeller absent.



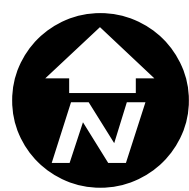
P2020-004- LOTS 29 &30, BLK A,
LAKE RIDGE ESTATES ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

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

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



GENERAL NOTES:

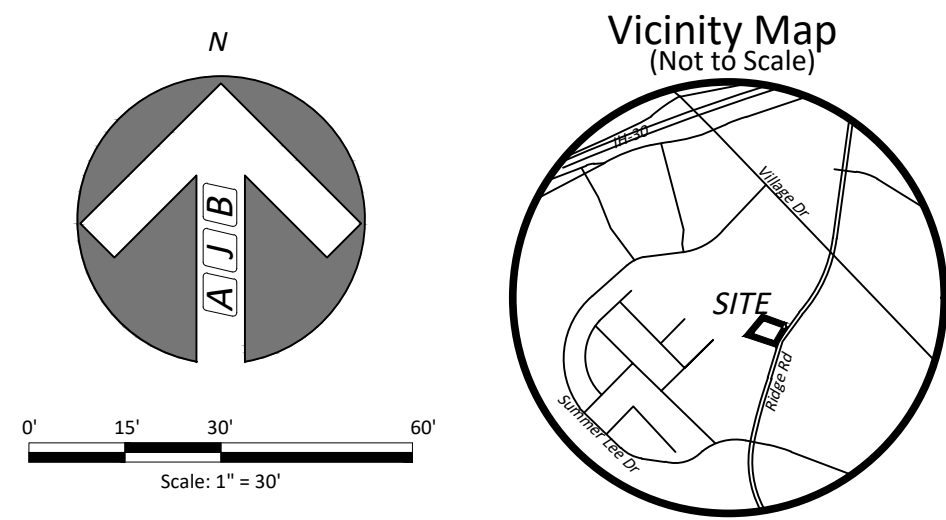
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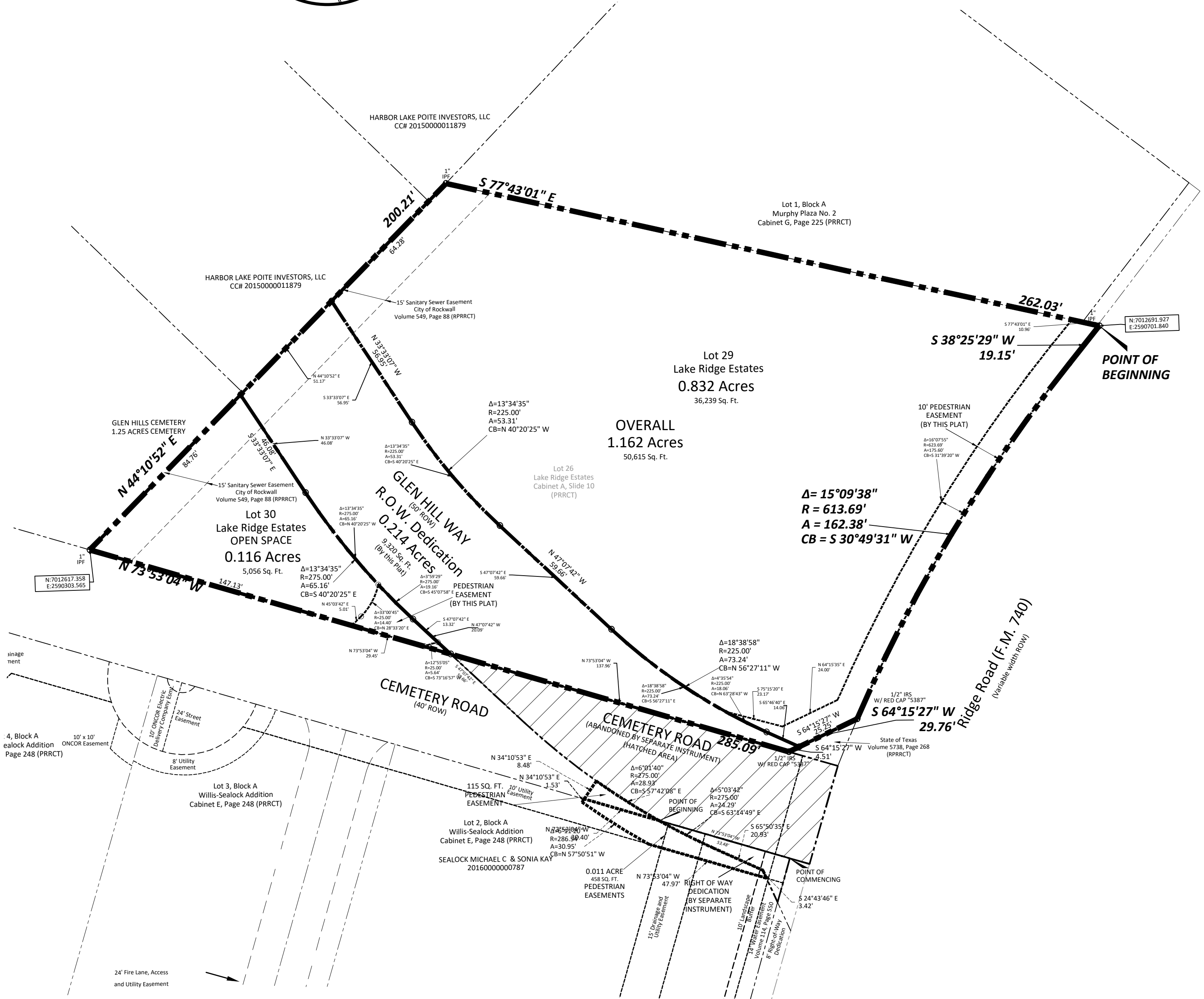
Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRP1, LLC 550 BAILEY AVENUE, SUITE 550 FORT WORTH, TEXAS 76107	Engineer: Carrillo Engineering 301 Commerce Street, Ste 1410 Fort Worth, Texas 76102 817-697-4996
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Date: December 16, 2019	P.C.: Cryer/Spradling
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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

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BEGINNING at a ½ inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of **613.69** feet and a chord bearing of **South 30°49'31" West**;

THENCE with said curve to the left through a central angle of **15°09'38"** for an arch length of **162.38** feet to a ½ inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

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THAT I, Frank R. Owen, 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"

Frank R. Owen
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frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
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We, **HFRP1, LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **LAKE RIDGE ESTATES 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 **LAKE RIDGE ESTATES 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:

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HFRP1, 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 _____, 2020

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

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February 13, 2020

TO: Anna C. Blackwell
Carrillo Engineering, LLC
301 Commerce Street, Suite 1410
Fort Worth, TX 76102

CC: Eddie Martin
Retail Partners, LLC
550 Bailey Avenue, Suite 550
Fort Worth, TX 76102

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-004; Lots 29 & 30, Block A, Lake Ridge Estates Addition

Anna Carrillo:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 3, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

Planning Staff Comments:

- a) Correct Title Block heading to read Final Plat (i.e. not Replat).
- b) Label the building lines where adjacent to a street.
- c) Label all existing and proposed easements relative to the site and include the type, purpose and width.
- d) Label the right-of-way width and street centerline for each street both within and adjacent to the development.

Engineering Staff Comments:

- a) Must dedicate ROW for Glenn Hill Way. This plat shows that it is being abandoned.
- b) Must include the "Separate Instrument Numbers" now.
- c) Include a 10' Pedestrian Access and Utility Easement along Ridge Road.
- d) Include a 10' Utility Easement on Lot 30 along Glenn Hill Way.
- e) The corner of Lot 30 should be labeled, "Public and Pedestrian Access Easement."

- (2) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* for the open space/park area (i.e. Lot 30) or satisfaction of the remaining tree mitigation balance prior to the filing of the final plat;
- (3) 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 January 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Moeller absent.

City Council

On February 3, 2020, the City Council made a motion to approve the replat with staff conditions. The motion passed by a vote of 7-0.

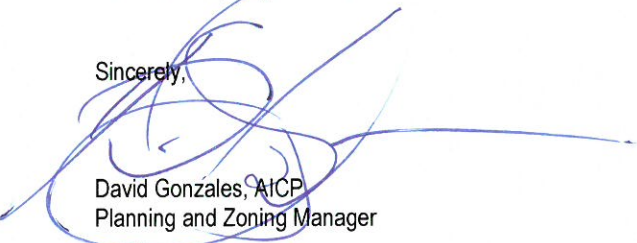
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager