



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-019 P&Z DATE 05/26/20 CC DATE 06/09/20 APPROVED/DENIED

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

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

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

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-019

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)

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- Site Plan (\$250.00 + \$20.00 Acre)¹
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- 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 3958 RUGER DRIVE

Subdivision REMINGTON PARK PHASE TWO

Lot 1/2 Block C

General Location ROYSE CITY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 3.04

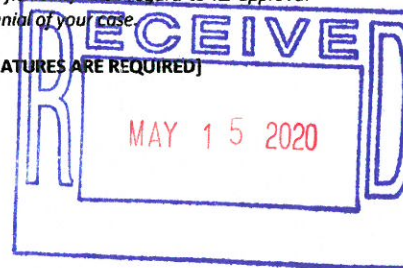
Lots [Current] 2

Lots [Proposed] 1

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

| | | | |
|--------------------------------|---------------------------------------------|------------------------------------|-------------|
| <input type="checkbox"/> Owner | <u>ROYSE CITY BUSINESS VENTURES</u> | <input type="checkbox"/> Applicant | <u>SAME</u> |
| Contact Person | <u>ROBERT GUNBY</u> | Contact Person | |
| Address | <u>8235 DOUGLAS AVE</u> <u>SUITE 350</u> | Address | |
| City, State & Zip | <u>DALLAS, TX 75225</u> | City, State & Zip | |
| Phone | <u>214-445-4305</u> | Phone | |
| E-Mail | <u>RHOOKER@RTGCAPITOL.COM</u> | E-Mail | |



NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Roger C Gault [Owner] the undersigned, who stated the information on this application to be true and certified the following:

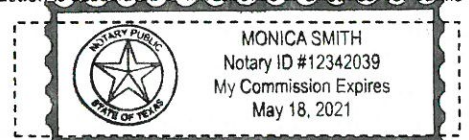
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 360.⁰⁰, to cover the cost of this application, has been paid to the City of Rockwall on this the 23rd day of January, 2020. By signing this application, 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 23rd day of January, 2020.

Owner's Signature

Roger C Gault

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

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: 5/15/2020

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: P2020-019
Project Name: Lots 1&2, Block C, Remington Park Phase II
Project Type: PLAT
Applicant Name: [APPLICANT]
Owner Name: ROBERT GUNBY
Project Description:



RECEIPT

Project Number: P2020-019
Job Address: 3958 RUGER DRIVE
Royse City, Tx 75189

Receipt Number: B89326

Printed: 5/15/2020 10:49 am

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
| PLATTING | 01-4280 | \$360.00 |

Total Fees Paid:

\$360.00

Date Paid: 5/15/2020 12:00:00AM

Paid By: ROBERT GUNBY

Pay Method: CHECK 5808

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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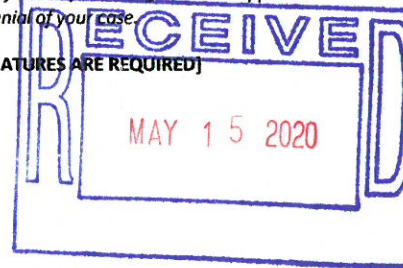
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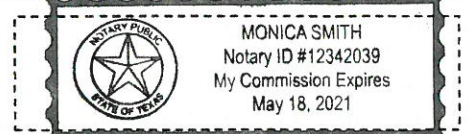
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Given under my hand and seal of office on this the 23rd day of January, 2020.

Owner's Signature

Roger C Gault

Notary Public in and for the State of Texas



My Commission Expires

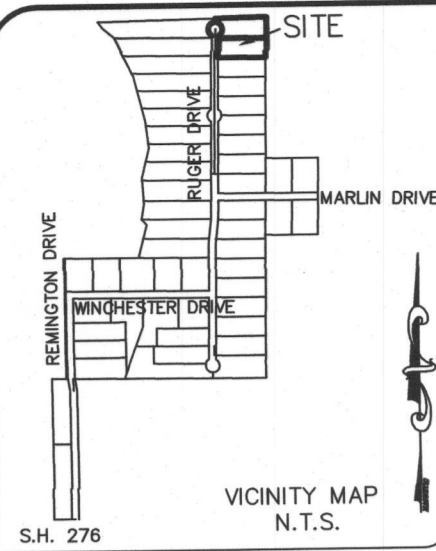


City of Rockwall

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.





LEGEND:

IRF = IRON ROD FOUND
 (C.M.) CONTROL MONUMENT
 N 7020982.48
 E 2626344.90 = STATE PLANE COORDINATES

FLOODZONE CERTIFICATE:

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITH A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48397C0065L WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROYSE CITY BUSINESS VENTURES, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1-R, BLOCK C, A REPLAT OF LOTS 1 AND 2, BLOCK C OF THE REMINGTON PARK PHASE TWO, ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET G, PAGE 289 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Robert Gunby _____ Date _____
 ROYSE CITY BUSINESS VENTURES, LLC

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Rudy Rangel, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Registered Professional Surveyor
 TBPLS NO. 10077100

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

RECOMMENDED FOR FINAL APPROVAL

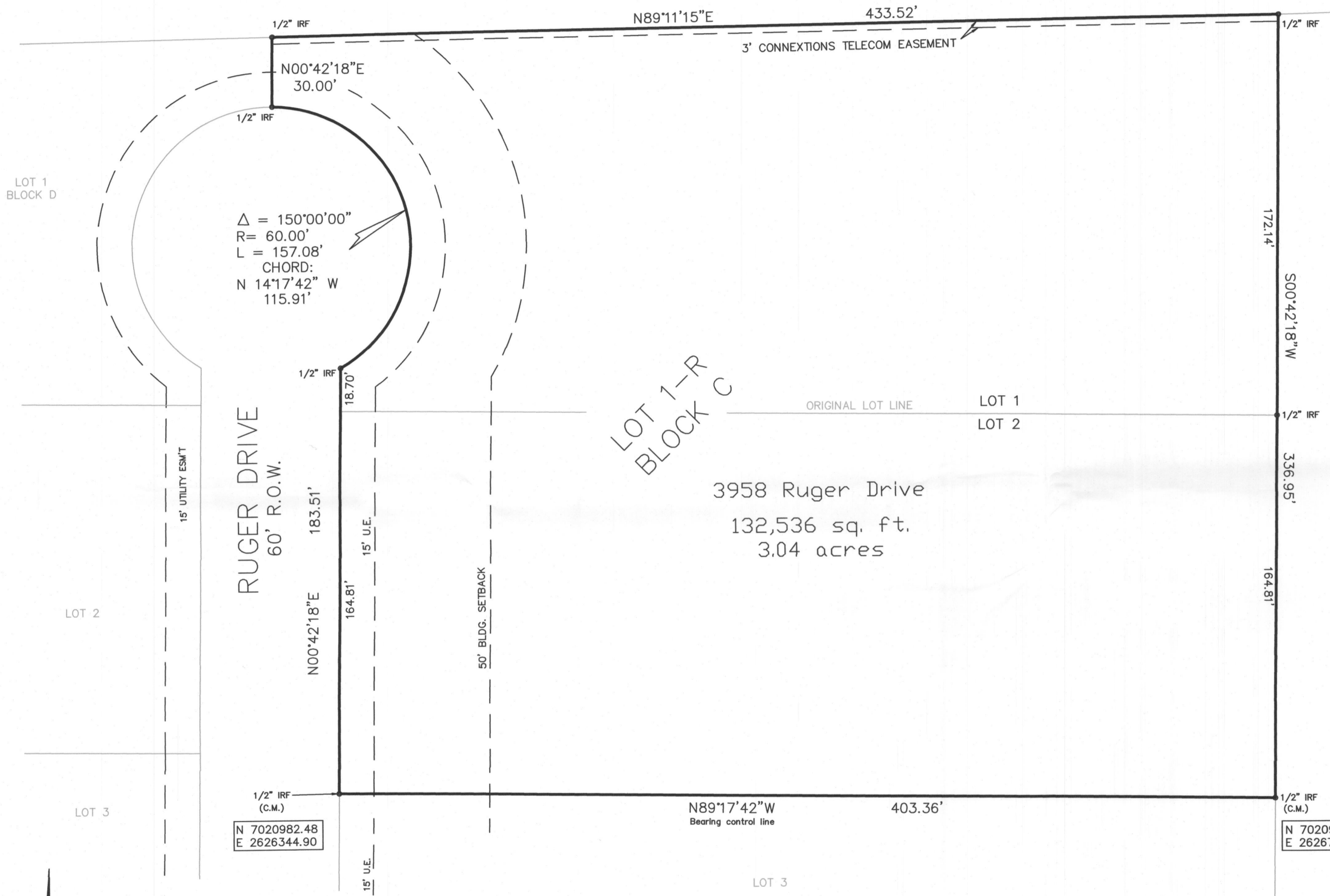
Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the 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.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



SCALE: 1" = 40'
 DATE: 01-22-2020

Prepared by:
 James Anderson
 10 Cypress Court
 Heath, Texas 75032
 214-548-2042
 jma90266@gmail.com

SURVEYOR:
 RUDY RANGEL
 1012 TIMBERLINE DRIVE
 HEATH, TEXAS 75032
 214-325-8026
 Rangelandsurveying@swbell.net
 TBPLS NO. 10077100

OWNER:
 ROYSE CITY BUSINESS VENTURES, LLC
 8235 DOUGLAS AVE, SUITE 350
 DALLAS, TEXAS 75225
 214-445-4305
 rhooker@rtgcapital.com

FINAL PLAT
 LOT 1-R, BLOCK C
 A REPLAT OF LOTS 1 & 2, BLOCK C
 REMINGTON PARK
 PHASE TWO
 AMBROSE M. WILSON SURVEY
 ABST. No. 223
 ROCKWALL COUNTY, TEXAS 2020-019

City of Rockwall
Project Plan Review History



| | | |
|-------------------------------------------------------------|---------------------------|-----------------------------|
| Project Number P2020-019 | Owner ROBERT GUNBY | Applied 5/15/2020 AG |
| Project Name Lots 1&2, Block C, Remington Park Phase | Applicant | Approved |
| Type PLAT | | Closed |
| Subtype REPLAT | | Expired |
| Status P&Z HEARING | | Status 5/21/2020 DG |

| | | |
|-----------------------------------------|------------------------------------------------|---------------|
| Site Address 3958 RUGER DRIVE | City, State Zip Royse City, TX 75189 | Zoning |
|-----------------------------------------|------------------------------------------------|---------------|

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

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------|-----------|-----------|---------|----------|--------------|
| BUILDING | Russell McDowell | 5/15/2020 | 5/22/2020 | 5/19/2020 | 4 | APPROVED | |
| ENGINEERING (5/20/2020 8:31 AM SJ) - Any improvements to the site will need to be through engineering review and must meet the Engineering Standards of Design and Construction. | Sarah Johnston | 5/15/2020 | 5/22/2020 | 5/20/2020 | 5 | APPROVED | See note |
| FIRE | Ariana Hargrove | 5/15/2020 | 5/22/2020 | 5/19/2020 | 4 | APPROVED | |
| GIS | Lance Singleton | 5/15/2020 | 5/22/2020 | | | | |
| PLANNING | David Gonzales | 5/15/2020 | 5/22/2020 | 5/21/2020 | 6 | COMMENTS | See comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|-----|----------|----------------|---------|
| P2020-019; Replat for Lot 9, Block C, Remington Park Phase II- ETJ | | | | | | |
| Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 This is a request for the approval of a replat for Lot9, Block C, Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958 & 3966 Ruger Drive. | | | | | | |
| 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 (P2020-019) 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 Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall and is applicable to the subject property. | | | | | | |
| M. 5 Please refer to the mark-ups on the Checklist for Plat Submittals provided by staff as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation document and make the following corrections and/or provide a statement for each of the following items | | | | | | |
| a) Case number | | | | | | |
| b) Engineering information | | | | | | |
| c) Title Block | | | | | | |
| d) Vicinity Map | | | | | | |
| e) Lot and Block | | | | | | |
| f) Building Setbacks | | | | | | |
| g) Easements | | | | | | |
| h) Right-of-Way and Centerline | | | | | | |
| i) Corner Clips | | | | | | |
| j) Adjacent Properties | | | | | | |
| k) Dedication | | | | | | |
| l) Standard Plat Wording | | | | | | |
| m) Legal Description | | | | | | |
| n) Storm Drainage Improvements | | | | | | |
| o) Public Improvement Statement | | | | | | |
| p) Plat Approval Signatures | | | | | | |
| M.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. | | | | | | |
| I.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff assoon as practical, and provide any additional information that is requested | | | | | | |
| I.8 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.9 The Planning and Zoning Work Session Meeting will be held on May26, 2020. | | | | | | |
| I.10 The Planning and Zoning Regular Meeting will be held on June9, 2020. | | | | | | |
| I.11 The City Council meeting for this case is scheduled to be held on June15, 2020. | | | | | | |
| I.12 IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING/SPECIAL NOTES | | | | | | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|-----|----------|----------------|---------|
| PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN THE PLANNING AND ZONING COMMISSION WORK SESSION MEETING WILL BE PROVIDED TO APPLICANTS PRIOR TO THE SCHEDULED MEETING. ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS. | | | | | | |



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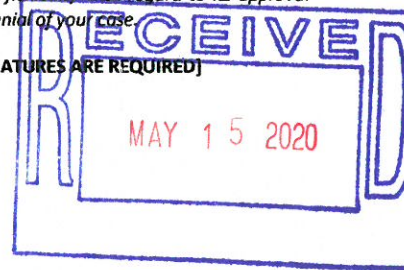
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____
Proposed Zoning _____ Proposed Use _____
Acreage 3.04 Lots [Current] 2 Lots [Proposed] 1

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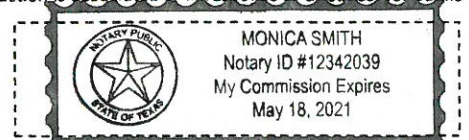
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**Exhibit 'C':
Checklist for Plat Submittals**

Case Type:

- Preliminary Plat
- Final Plat
- Replat

Case Number: *P2020-019*

Reviewed By: *DG*

Review Date: *05.19.2020*

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 would be required to meet all the same requirements as a Final Plat.

| Requirements | ✓ = OK | N/A | Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| → Case Number <i>P2020-019</i> [Final Plat & Preliminary Plat] | <input checked="" 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. |
| Submittal Requirements [Final Plat & Preliminary 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. 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. |
| → Engineering Information <i>must meet</i> [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| → Title Block: <i>- Lot 9 (Not Lot I-R)</i> Type of Plat [Final Plat or Preliminary Plat] Subdivision Name (Proposed or Approved) Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>- Move Remington Park under Final Plat</i> Provide the title block information in the lower right-hand corner. |
| Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat] | <input 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 monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). |
| → Vicinity Map <i>zoom out</i> [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 Extraterritorial Jurisdiction (ETJ). |
| 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] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the subdivision boundary lines, and acreage and square footage. |
| → Lot and Block <i>Lot 9</i> (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identification of each lot and block by <u>number</u> or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count. |
| Utility Building Setbacks [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label the building lines where adjacent to a street. |
| → Easements <i>All Existing & Proposed</i> [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label <u>all existing and proposed easements</u> relative to the site and include the type, purpose and width. |
| City Limits [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location of the City Limits or extent of the Extraterritorial Jurisdiction (ETJ), contiguous or within the platting area. |
| Utilities [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Indicate the locations of all existing and proposed utilities. Include the size and type of each. |
| Property Lines [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide all the proposed and platted property lines. |
| Streets [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label all proposed and existing streets with the proposed or approved names. |

Exhibit 'C':
Checklist for Plat Submittals

| | | | |
|----------------------------------------------------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| → Right-Of-Way and Centerline [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label the right-of-way width and street centerline for each street both within and adjacent to the development. |
| → Additional Right-Of-Way [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location and dimensions of any proposed right-of-way dedication. |
| → Corner Clips [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate all existing and proposed corner clips and any subsequent dedication. |
| Median Openings [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Locate and identify existing and/or proposed median openings and left turn channelization. |
| Topographical Contours [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Topographical information and physical features to include contours at two (2) foot intervals. |
| Flood Elevations [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable). |
| Drainage Areas [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Show all drainage areas and all proposed storm drainages areas with sizes if applicable. |
| Wooded Areas [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Indicate the boundaries of all adjacent wooded areas. |
| Private/Public Parks and Open Space [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Identify the dimensions, names and description of all private or public parks and open spaces, both existing and proposed. |
| Proposed Improvements [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Indicate how the proposed improvements would relate to those in the surrounding area. |
| Water Sources [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Indicate water sources inside the city limits or in the Extraterritorial Jurisdiction (ETJ). |
| Sewage Disposal [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Indicate sewage disposal method inside the city limits or in the Extraterritorial Jurisdiction (ETJ). |
| → Adjacent Properties [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>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.</u> |
| → Dedication [Final Plat, Preliminary Plat & Master Plat] | <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 [Preliminary Plat] | <input type="checkbox"/> | <input type="checkbox"/> | Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. |
| → Standard Plat Wording [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. |
| → Legal Description [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Place the Legal Description (<i>Metes and Bounds Description/Field Notes</i>) where indicated in the Owner's Certificate per this agreement. |
| → Storm Drainage Improvements Statement [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet. |
| → Dedication Language [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the instrument of dedication or adoption signed by the owners, which is provided in this agreement. |
| Seal/Signature [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat. |
| → Public Improvement Statement [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate statement indicating that no construction will be permitted until all public improvements are accepted by the City and County as provided in this agreement. |
| → Plat Approval Signatures [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a space for signatures attesting approval of the plat. |
| Compliance with Preliminary Plat [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the plat comply with all the special requirements developed in the preliminary plat review? |
| Review Plans with Franchise Utility Companies [Final Plat & Preliminary Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Review the proposed plans and plat with electric, gas, cable and phone companies. |

See Interlocal Agreement For Wording/Statements

Adjacent Owner info

Provide legal desc.

Correct



P2020-019- LOTS 1 & 2, BLOCK C,
 REMINGTON PARK PH 2 ADDITION
 REPLAT - LOCATION MAP =

Rockwall County

City of Rockwall

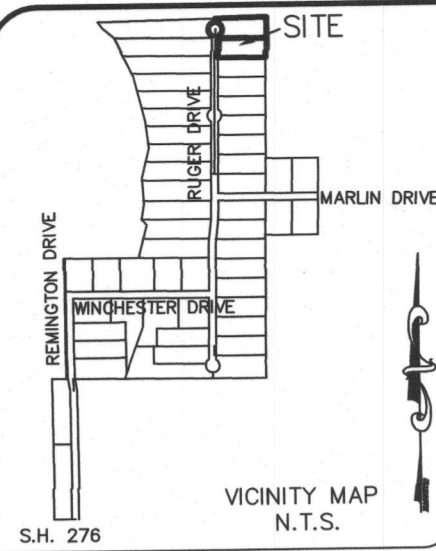


City of Rockwall

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.





LEGEND:

IRF = IRON ROD FOUND
 (C.M.) CONTROL MONUMENT
 N 7020982.48
 E 2626344.90 = STATE PLANE COORDINATES

FLOODZONE CERTIFICATE:

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITH A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48397C0065L WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROYSE CITY BUSINESS VENTURES, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1-R, BLOCK C, A REPLAT OF LOTS 1 AND 2, BLOCK C OF THE REMINGTON PARK PHASE TWO, ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET G, PAGE 289 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Robert Gunby _____ Date _____
 ROYSE CITY BUSINESS VENTURES, LLC

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Rudy Rangel, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Registered Professional Surveyor
 TBPLS NO. 10077100

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

RECOMMENDED FOR FINAL APPROVAL

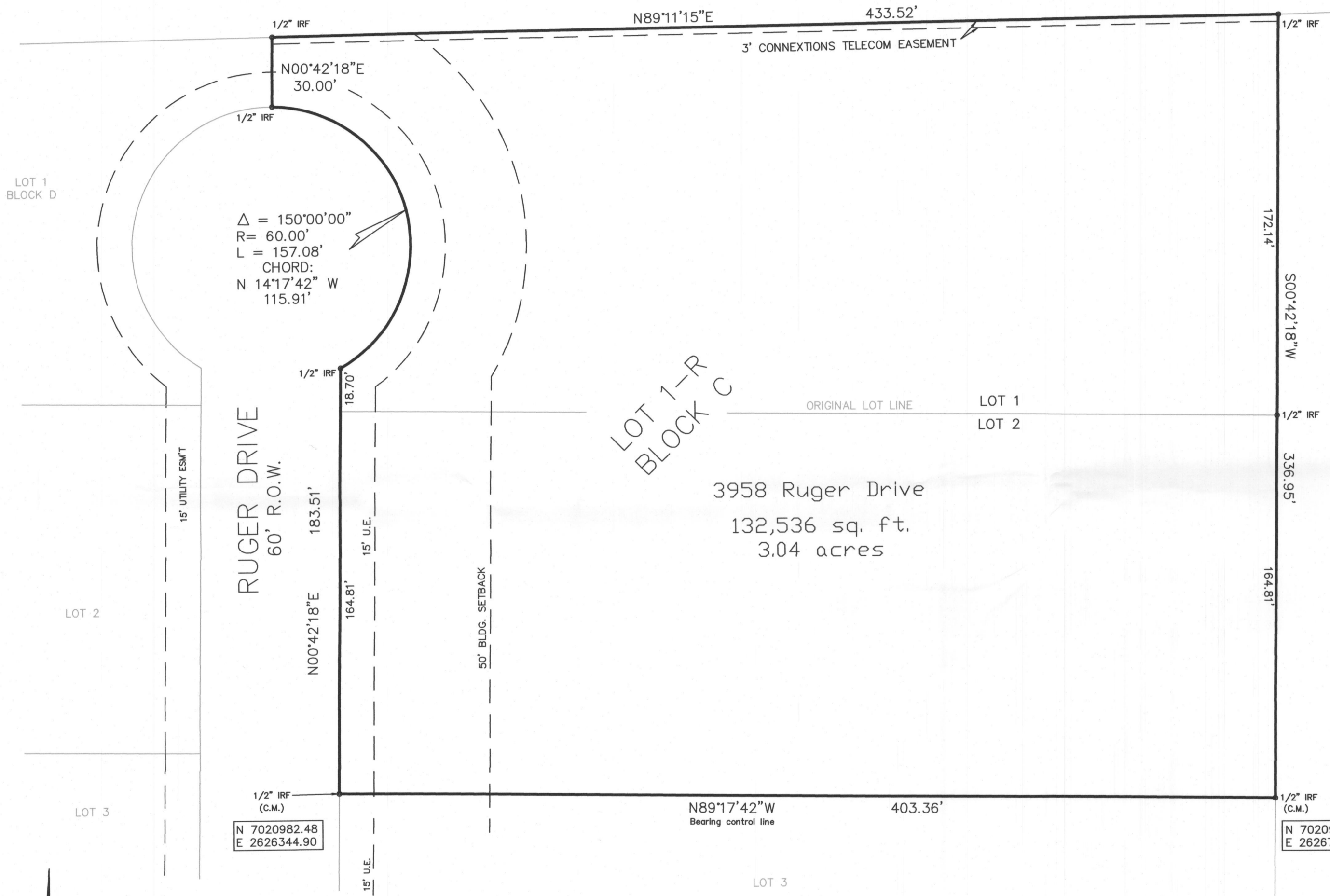
Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the 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.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



SCALE: 1" = 40'
 DATE: 01-22-2020

Prepared by:
 James Anderson
 10 Cypress Court
 Heath, Texas 75032
 214-548-2042
 jma90266@gmail.com

SURVEYOR:
 RUDY RANGEL
 1012 TIMBERLINE DRIVE
 HEATH, TEXAS 75032
 214-325-8026
 Rangellandsurveying@swbell.net
 TBPLS NO. 10077100

OWNER:
 ROYSE CITY BUSINESS VENTURES, LLC
 8235 DOUGLAS AVE, SUITE 350
 DALLAS, TEXAS 75225
 214-445-4305
 rhooper@rtgcapital.com

FINAL PLAT
 LOT 1-R, BLOCK C
 A REPLAT OF LOTS 1 & 2, BLOCK C
 REMINGTON PARK
 PHASE TWO
 AMBROSE M. WILSON SURVEY
 ABST. No. 223
 ROCKWALL COUNTY, TEXAS 2020-019



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: June 9, 2020
APPLICANT: Robert Gunby; *Royse City Business Ventures*
CASE NUMBER: P2020-019; *Lot 9, Block C, Remington Park, Phase 2 Addition (ETJ)*

SUMMARY

Discuss and consider a request by Robert Gunby of Royse City Business Ventures for the approval of a Replat for Lot 9, Block C, Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958 & 3966 Ruger Drive, and take any action necessary

PLAT INFORMATION

- The applicant is requesting to replat a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition by removing a lot line and combining the two lots to create *Lot 9, Block C, Remington Park, Phase 2 Addition* for the purpose of constructing an additional building and providing the necessary easements for the development of the site. The subject property is addressed as 3958 & 3966 Ruger Drive, Rockwall County, Texas, and situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall.
- The purpose of the replat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall. The proposed replat does meet the intent and stated purpose for development of the site.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9, Block C, Remington Park, Phase 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,

- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-019

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 3958 RUGER DRIVE

Subdivision REMINGTON PARK PHASE TWO

Lot 1/2 Block C

General Location ROYSE CITY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 3.04

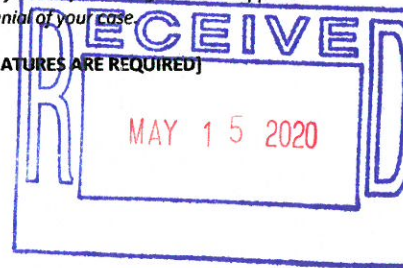
Lots [Current] 2

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 | <u>ROYSE CITY BUSINESS VENTURES</u> | <input type="checkbox"/> Applicant | <u>SAME</u> |
| Contact Person | <u>ROBERT GUNBY</u> | Contact Person | |
| Address | <u>8235 DOUGLAS AVE</u> <u>SUITE 350</u> | Address | |
| City, State & Zip | <u>DALLAS, TX 75225</u> | City, State & Zip | |
| Phone | <u>214-445-4305</u> | Phone | |
| E-Mail | <u>RHOOKER@RTGCAPITOL.COM</u> | E-Mail | |



NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Roger C Gault [Owner] the undersigned, who stated the information on this application to be true and certified the following:

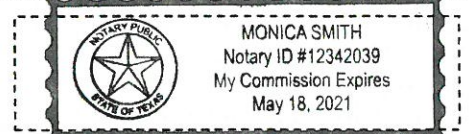
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 360.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 23rd day of January, 2020. By signing this application, 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 23rd day of January, 2020.

Owner's Signature

Roger C Gault

Notary Public in and for the State of Texas



My Commission Expires



P2020-019- LOTS 1 & 2, BLOCK C,
 REMINGTON PARK PH 2 ADDITION
 REPLAT - LOCATION MAP =

Rockwall County

City of Rockwall



City of Rockwall

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

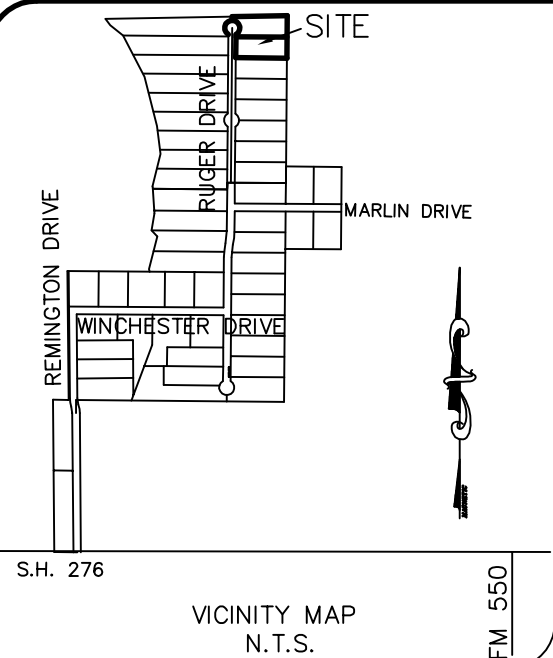
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|-----|----------|----------------|---------|
| P2020-019; Replat for Lot 9, Block C, Remington Park Phase II- ETJ | | | | | | |
| Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 This is a request for the approval of a replat for Lot9, Block C, Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958 & 3966 Ruger Drive. | | | | | | |
| 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 (P2020-019) 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 Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall and is applicable to the subject property. | | | | | | |
| M. 5 Please refer to the mark-ups on the Checklist for Plat Submittals provided by staff as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation document and make the following corrections and/or provide a statement for each of the following items | | | | | | |
| a) Case number | | | | | | |
| b) Engineering information | | | | | | |
| c) Title Block | | | | | | |
| d) Vicinity Map | | | | | | |
| e) Lot and Block | | | | | | |
| f) Building Setbacks | | | | | | |
| g) Easements | | | | | | |
| h) Right-of-Way and Centerline | | | | | | |
| i) Corner Clips | | | | | | |
| j) Adjacent Properties | | | | | | |
| k) Dedication | | | | | | |
| l) Standard Plat Wording | | | | | | |
| m) Legal Description | | | | | | |
| n) Storm Drainage Improvements | | | | | | |
| o) Public Improvement Statement | | | | | | |
| p) Plat Approval Signatures | | | | | | |
| M.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. | | | | | | |
| I.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff assoon as practical, and provide any additional information that is requested | | | | | | |
| I.8 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.9 The Planning and Zoning Work Session Meeting will be held on May26, 2020. | | | | | | |
| I.10 The Planning and Zoning Regular Meeting will be held on June9, 2020. | | | | | | |
| I.11 The City Council meeting for this case is scheduled to be held on June15, 2020. | | | | | | |
| I.12 IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING/SPECIAL NOTES | | | | | | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------|-----------|-----------|----------------|--------------|
| PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN THE PLANNING AND ZONING COMMISSION WORK SESSION MEETING WILL BE PROVIDED TO APPLICANTS PRIOR TO THE SCHEDULED MEETING. ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS. | | | | | | |
| PLANNING | David Gonzales | 6/4/2020 | 6/11/2020 | 6/4/2020 | COMMENTS | See comments |
| <p>(6/4/2020 4:05 PM DG)</p> <p>P2020-019; Revision 1 Replat for Lot 9, Block C, Remington Park Phase II - ETJ</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of a replat for Lot 9, Block C, Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958 & 3966 Ruger Drive.</p> <p>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.</p> <p>I.3 This project is subject to all requirements stipulated by the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall and is applicable to the subject property.</p> <p>M.4 Please refer to the mark-ups on the Checklist for Plat Submittals provided by staff as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation document and make the following corrections and/or provide a statement for each of the following items:</p> <p>a) Dedication – Provide all language as indicated under Section 5, Certification and Dedication Language, (a) Owners Certification, of Exhibit 'A', Subdivision Regulations for Review of Plats in the ETJ, of the Interim Interlocal Agreement.</p> <p>b) Standard Plat Wording - Provide all language as indicated under Section 5, Certification and Dedication Language, (a) Owners Certification, of Exhibit 'A', Subdivision Regulations for Review of Plats in the ETJ, of the Interim Interlocal Agreement.</p> <p>c) Public Improvement Statement – Provide an appropriate statement indicating no construction will be permitted until all public improvements are accepted by the City and County as provided in this agreement.</p> <p>M.5 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.</p> <p>I.6 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.</p> <p>M.7 Once staff has approved the plat for filing, the mylar copies must be signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes.</p> <p>I.8 The Planning and Zoning Regular Meeting will be held on June 9, 2020.</p> <p>I.9 The City Council meeting for this case is scheduled to be held on June 15, 2020.</p> <p>I.10 THE ROCKWALL PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL; HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS.</p> | | | | | | |
| Rockwall County | David Gonzales | 5/26/2020 | 6/5/2020 | 5/26/2020 | COMMENTS | See comments |
| <p>(5/26/2020 1:47 PM DG)</p> <p>Per Ron Merritt via email on 05.26.2020:</p> <p>The final plat is good as shown</p> | | | | | | |
| Rockwall County | David Gonzales | 6/4/2020 | 6/14/2020 | 6/4/2020 | APPROVED | See comment |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|------------------------------------------|---------|------|-----|----------|---------|--------|---------|
| (6/4/2020 3:24 PM DG) | | | | | | | |
| Per Ron Merritt via email on 06.04.2020: | | | | | | | |
| Looks Good | | | | | | | |



LEGEND:
 IRF = IRON ROD FOUND
 (C.M.) CONTROL MONUMENT
 N 7020982.48
 E 2626344.90 = STATE PLANE COORDINATES

FLOODZONE CERTIFICATE:
 NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITH A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48397C0065L WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

WAT LAO SIRBUDDHAVAS, INC
 2772 BLACKLAND ROAD
 VOL. 996, PG. 442
 P.R.R.C.T.

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROYSE CITY BUSINESS VENTURES, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 9, BLOCK C, A REPLAT OF LOTS 1 AND 2, BLOCK C OF THE REMINGTON PARK PHASE TWO, ADDITION, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS AS RECORDED IN CABINET G, PAGE 289 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Robert Gunby _____ Date
 ROYSE CITY BUSINESS VENTURES, LLC

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

Property Owners Signature

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Gunby, 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 herein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Rudy Rangel, do hereby certify, that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision

Registered Professional Surveyor
 TBPLS NO. 10077100

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020 in accordance with requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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.

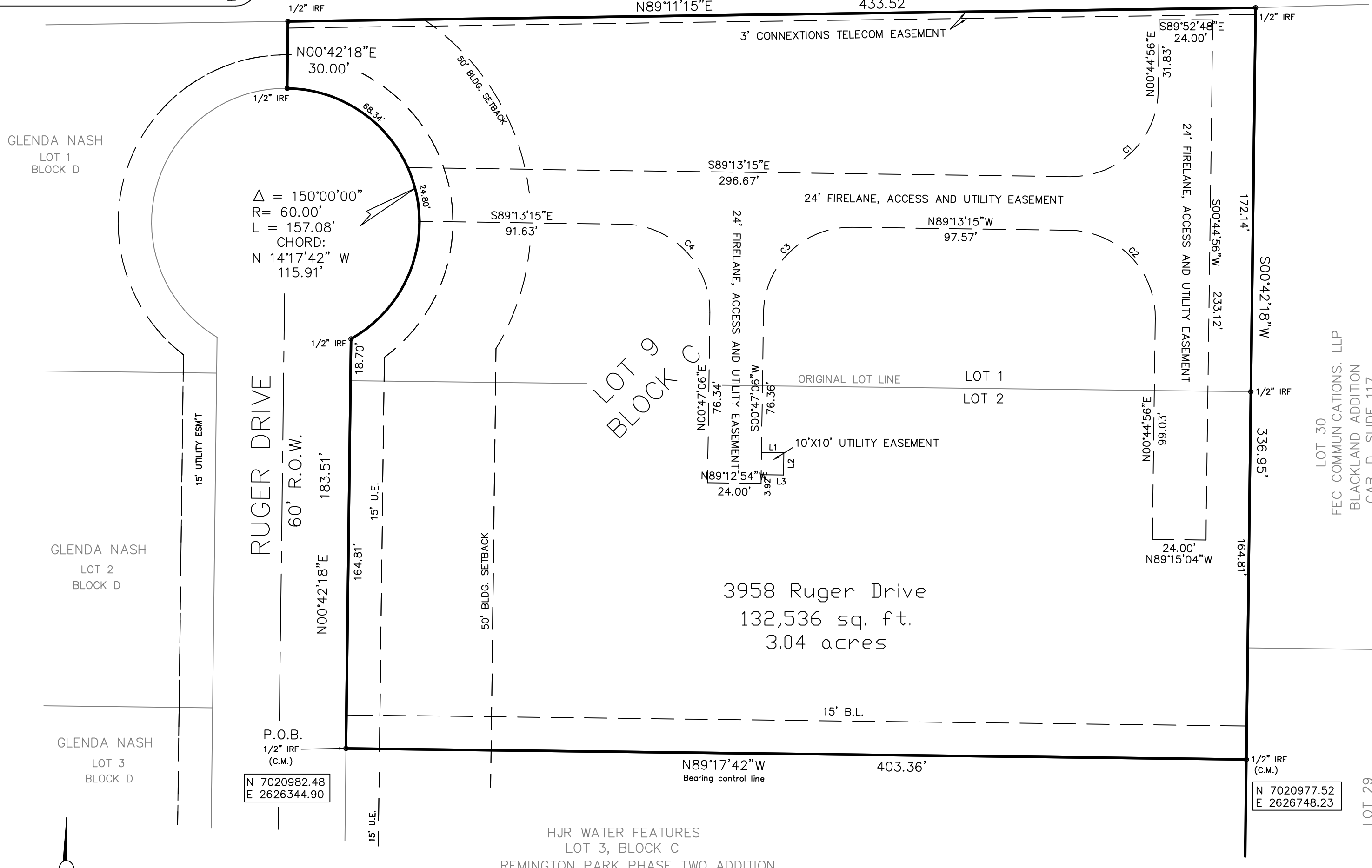
Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date



| LINE | LENGTH | BEARING |
|------|--------|--------------|
| L1 | 10.00 | S89°12'54\"E |
| L2 | 10.00 | N00°47'06\"E |
| L3 | 10.00 | S89°12'54\"E |

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|------------|
| C1 | 61.28 | 39.00 | 90°01'49\" |
| C2 | 61.24 | 39.00 | 89°58'11\" |
| C3 | 61.26 | 39.00 | 89°59'39\" |
| C4 | 61.27 | 39.00 | 90°00'21\" |

LEGAL DESCRIPTION:

BEING all of Lots 1 and 2 of Block C of Remington Park Phase Two an addition to Rockwall County, Texas and being recorded in Cabinet G, Slide 289 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 2, Block C of said Remington Park addition, said point being on the east right-of-way line of Ruger Drive (a 60' wide right-of-way)
 THENCE North 00°42'18" East a distance of 183.51' to a 1/2" iron rod found for the beginning of a curve to the left having a central angle of 150°00'00", a radius of 60.00' and a chord that bears North 14°17'42" West 115.91';
 THENCE along said curve an arc distance of 157.08' to a 1/2" iron rod found for a corner;
 THENCE North 00°42'18" East a distance of 30.00' to the northwest corner of Lot 1, Block C of said Remington Park addition;
 THENCE North 89°11'15" East a distance of 433.52' to the northeast corner of said Lot 1;
 THENCE South 00°42'18" West a distance of 336.95' to a 1/2" iron rod found at the southeast corner of said Lot 2;
 THENCE North 89°17'42" West a distance of 403.36' to the POINT OF BEGINNING and containing 3.04 acres (132,536 square feet of land).

FINAL PLAT
 REMINGTON PARK
 PHASE TWO
 LOT 9, BLOCK C
 A REPLAT OF LOTS 1 & 2, BLOCK C
 AMBROSE M. WILSON SURVEY
 ABST. No. 223
 ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'
 DATE: 06-03-2020

Prepared by:
 James Anderson
 10 Cypress Court
 Heath, Texas 75032
 214-548-2042
 jma90266@gmail.com

SURVEYOR:
 RUDY RANGEL
 1012 TIMBERLINE DRIVE
 HEATH, TEXAS 75032
 214-325-8026
 Rangelandsurveying@swbell.net
 TBPLS NO. 10077100

OWNER:
 ROYSE CITY BUSINESS VENTURES, LLC
 8235 DOUGLAS AVE, SUITE 350
 DALLAS, TEXAS 75225
 214-445-4305
 rhooker@rtgcapital.com



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: June 15, 2020
APPLICANT: Robert Gunby; *Royse City Business Ventures*
CASE NUMBER: P2020-019; *Lot 9, Block C, Remington Park, Phase 2 Addition (ETJ)*

SUMMARY

Discuss and consider a request by Robert Gunby of Royse City Business Ventures for the approval of a Replat for Lot 9, Block C, Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958 & 3966 Ruger Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2 Addition by removing a lot line and combining the two lots to create *Lot 9, Block C, Remington Park, Phase 2 Addition* for the purpose of constructing an additional building and providing the necessary easements for the development of the site. The subject property is addressed as 3958 & 3966 Ruger Drive, Rockwall County, Texas, and situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall.
- The purpose of the replat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall. The proposed replat does meet the intent and stated purpose for development of the site.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 9, Block C, Remington Park, Phase 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,

- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (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 June 9, 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 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-019

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 3958 RUGER DRIVE

Subdivision REMINGTON PARK PHASE TWO

Lot 1/2 Block C

General Location ROYSE CITY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 3.04

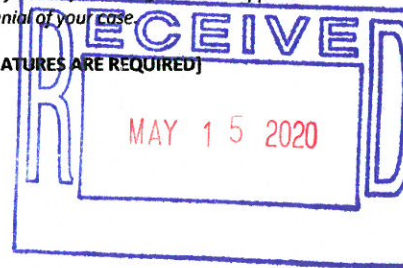
Lots [Current] 2

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 | <u>ROYSE CITY BUSINESS VENTURES</u> | <input type="checkbox"/> Applicant | <u>SAME</u> |
| Contact Person | <u>ROBERT GUNBY</u> | Contact Person | |
| Address | <u>8235 DOUGLAS AVE SUITE 350</u> | Address | |
| City, State & Zip | <u>DALLAS, TX 75225</u> | City, State & Zip | |
| Phone | <u>214-445-4305</u> | Phone | |
| E-Mail | <u>RHOOKER@RTGCAPITOL.COM</u> | E-Mail | |



NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Roger C Gault [Owner] the undersigned, who stated the information on this application to be true and certified the following:

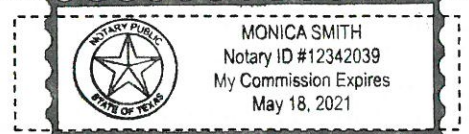
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 360.⁰⁰, to cover the cost of this application, has been paid to the City of Rockwall on this the 23rd day of January, 2020. By signing this application, 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 23rd day of January, 2020.

Owner's Signature

Roger C Gault

Notary Public in and for the State of Texas



My Commission Expires



P2020-019- LOTS 1 & 2, BLOCK C,
 REMINGTON PARK PH 2 ADDITION
 REPLAT - LOCATION MAP = [icon]

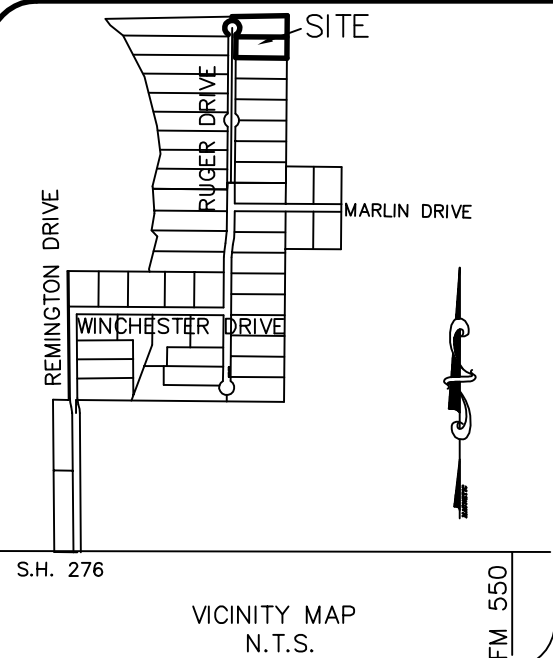


City of Rockwall

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.





LEGEND:
 IRF = IRON ROD FOUND
 (C.M.) CONTROL MONUMENT
 N 7020982.48
 E 2626344.90 = STATE PLANE COORDINATES

FLOODZONE CERTIFICATE:
 NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITH A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48397C0065L WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

WAT LAO SIRBUDDHAVAS, INC
 2772 BLACKLAND ROAD
 VOL. 996, PG. 442
 P.R.R.C.T.

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROYSE CITY BUSINESS VENTURES, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 9, BLOCK C, A REPLAT OF LOTS 1 AND 2, BLOCK C OF THE REMINGTON PARK PHASE TWO, ADDITION, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS AS RECORDED IN CABINET G, PAGE 289 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Robert Gunby _____ Date
 ROYSE CITY BUSINESS VENTURES, LLC

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

Property Owners Signature

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Gunby, 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 herein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Rudy Rangel, do hereby certify, that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision

Registered Professional Surveyor
 TBPLS NO. 10077100

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020 in accordance with requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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.

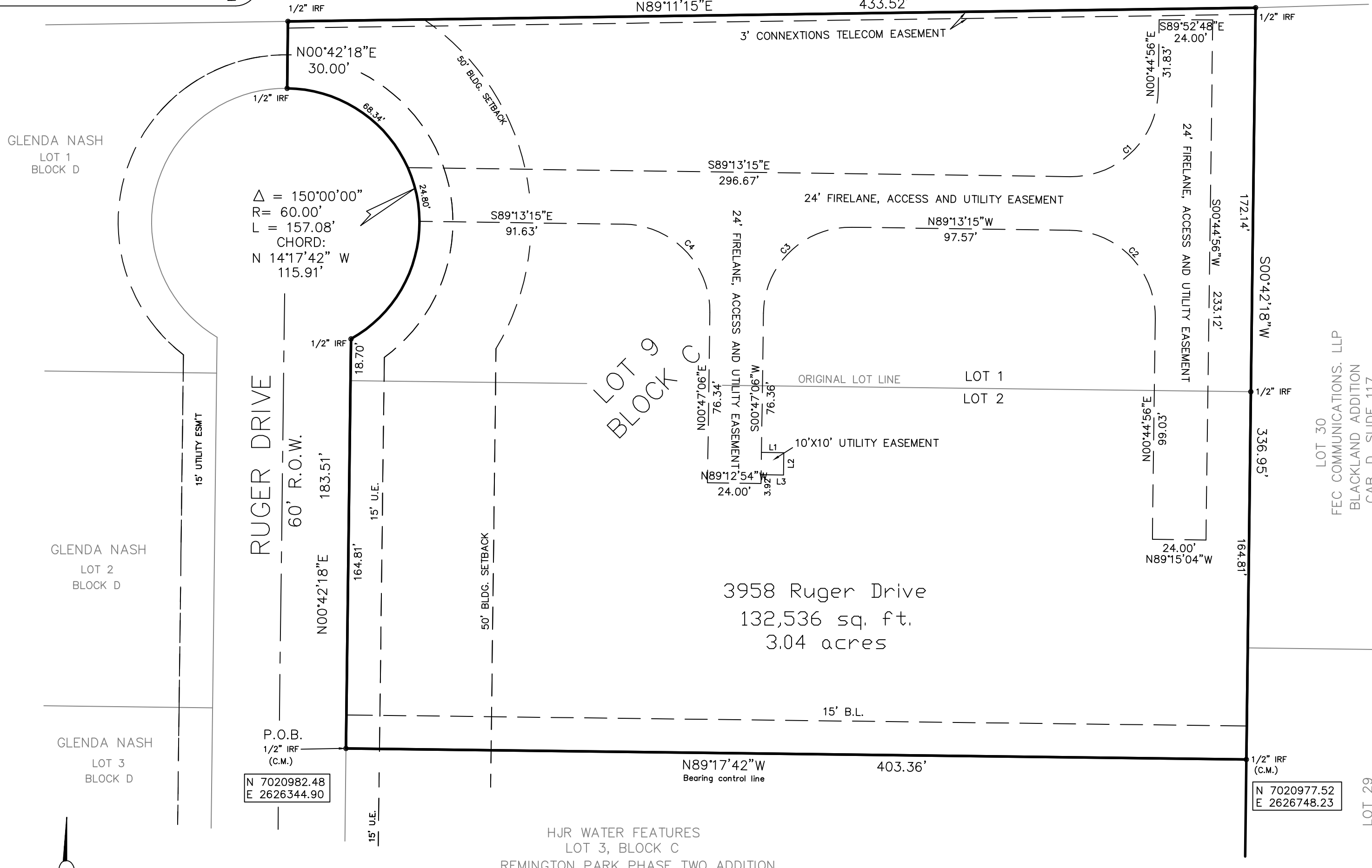
Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date



| LINE | LENGTH | BEARING |
|------|--------|--------------|
| L1 | 10.00 | S89°12'54\"E |
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LEGAL DESCRIPTION:

BEING all of Lots 1 and 2 of Block C of Remington Park Phase Two an addition to Rockwall County, Texas and being recorded in Cabinet G, Slide 289 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 2, Block C of said Remington Park addition, said point being on the east right-of-way line of Ruger Drive (a 60' wide right-of-way)
 THENCE North 00°42'18" East a distance of 183.51' to a 1/2" iron rod found for the beginning of a curve to the left having a central angle of 150°00'00", a radius of 60.00' and a chord that bears North 14°17'42" West 115.91';
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FINAL PLAT
 REMINGTON PARK
 PHASE TWO
 LOT 9, BLOCK C
 A REPLAT OF LOTS 1 & 2, BLOCK C
 AMBROSE M. WILSON SURVEY
 ABST. No. 223
 ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'
 DATE: 06-03-2020

Prepared by:
 James Anderson
 10 Cypress Court
 Heath, Texas 75032
 214-548-2042
 jma90266@gmail.com

SURVEYOR:
 RUDY RANGEL
 1012 TIMBERLINE DRIVE
 HEATH, TEXAS 75032
 214-325-8026
 Rangelandsurveying@swbell.net
 TBPLS NO. 10077100

OWNER:
 ROYSE CITY BUSINESS VENTURES, LLC
 8235 DOUGLAS AVE, SUITE 350
 DALLAS, TEXAS 75225
 214-445-4305
 rhooker@rtgcapital.com



June 19, 2020

TO: Royce City Business Partners
Robert Gunby
8235 Douglas Avenue, Suite 350
Dallas, TX 75225

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

SUBJECT: P2020-019; Lot 9, Block C, Remington Park, Phase 2 Addition (ETJ)

Robert Gunby:

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 June 15, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County;

Planning Staff Comments:

- a) Please refer to the mark-ups on the Checklist for Plat Submittals provided by staff as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation document and make the following corrections and/or provide a statement for each of the following items:
 - a. Dedication – Provide all language as indicated under Section 5, Certification and Dedication Language, (a) Owners Certification, of Exhibit 'A', Subdivision Regulations for Review of Plats in the ETJ, of the Interim Interlocal Agreement.
 - b. Standard Plat Wording - Provide all language as indicated under Section 5, Certification and Dedication Language, (a) Owners Certification, of Exhibit 'A', Subdivision Regulations for Review of Plats in the ETJ, of the Interim Interlocal Agreement.
 - c. Public Improvement Statement – Provide an appropriate statement indicating no construction will be permitted until all public improvements are accepted by the City and County as provided in this agreement.
- b) This project is subject to all requirements stipulated by the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall and is applicable to the subject property. [*§01.02(D), Art. 11, UDC*].
- c) Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]
- d) Once staff has approved the plat for filing, the mylar copies must be signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]

Engineering Staff Comments:

- a) Any improvements to the site will need to be through engineering review and must meet the Engineering Standards of Design and Construction.

- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (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 June 9, 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 7-0.

City Council

On June 15, 2020, the City Council approved a motion to approve the applicants request for replat with staff conditions by a vote of 7-0.

Plat Filing Instructions

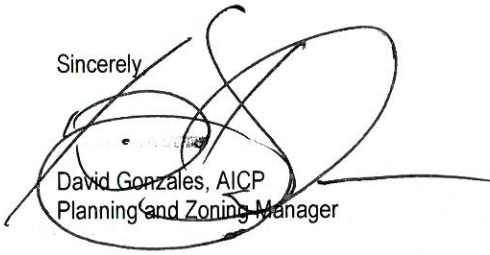
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the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

- (1) A minimum of one (1) set 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*. [estimate only, for a two (2) page mylar with one (1) tax certificate. Verify the number of pages and properties, and include an additional \$4.00 for each tax certificate].

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