



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-052 P&Z DATE 01/12/21 CC DATE 01/19/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [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 1940 N Lakeshore Dr

Subdivision North Lakeshore Daycare

Lot

1

Block

A

General Location NW corner of East Fork and N Lakeshore

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR / PD-41 & R-12

Current Use Daycare & land

Proposed Zoning GR / PD-41

Proposed Use Daycare & office

Acreage 2.96

Lots [Current]

1

Lots [Proposed]

3

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]

Owner

Applicant

Viaduct Development

Contact Person

Contact Person

Doug Galloway

Address

Address

2560 Technology Ste 100 Plano Tx 75074

City, State & Zip

City, State & Zip

Phone

Phone

512-698-9494

E-Mail

E-Mail

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

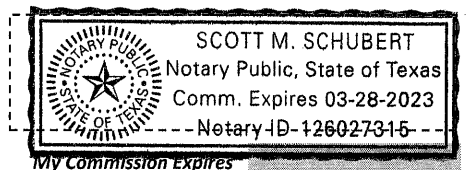
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas



LEGAL DESCRIPTION PROPOSED LOT 1

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North $11^{\circ}25'13''$ West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of $05^{\circ}14'41''$, a radius of 750.00', and a chord bearing and distance of North $08^{\circ}47'53''$ West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of $00^{\circ}13'09''$, a radius of 550.00', and a chord bearing and distance of North $04^{\circ}25'43''$ West, 2.10';

Thence Northwesterly, along said curve to the right, an arc distance of 2.10' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner and being the PLACE OF BEGINNING of the tract of land herein, and being at the beginning of a curve to the right, having a central angle of $12^{\circ}38'47''$, a radius of 550.00', and a chord bearing and distance of North $02^{\circ}00'15''$ East, 121.15';

Thence Northerly, along said curve to the right and said East line, an arc distance of 121.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North $89^{\circ}38'31''$ East, a distance of 83.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $00^{\circ}21'29''$ East, a distance of 113.80' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 32.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $49^{\circ}32'37''$ West, a distance of 32.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $84^{\circ}56'24''$ West, a distance of 42.78' to the PLACE OF BEGINNING and containing 10,842 square feet or 0.249 of an acre of land.

LEGAL DESCRIPTION PROPOSED LOT 2

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North $11^{\circ}25'13''$ West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of $05^{\circ}14'41''$, a radius of 750.00', and a chord bearing and distance of North $08^{\circ}47'53''$ West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of $00^{\circ}13'09''$, a radius of 550.00', and a chord bearing and distance of North $04^{\circ}25'43''$ East, 2.10';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 2.10' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set;

Thence North $84^{\circ}56'24''$ East, a distance of 42.78' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 32.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $40^{\circ}27'23''$ East, a distance of 32.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $00^{\circ}21'29''$ West, a distance of 113.80' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of a tract of land described in deed to Brec Enterprises, LLC recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North $89^{\circ}38'31''$ East, along said South line, a distance of 53.85' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $00^{\circ}21'29''$ East, a distance of 64.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 52.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}29'15''$ East, a distance of 17.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 40.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 45.66' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $11^{\circ}25'13''$ East, a distance of 80.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 53.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $06^{\circ}41'00''$ East, a distance of 72.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, at the beginning of a non-tangent curve to the left, having a central angle of $04^{\circ}44'47''$, a radius of 532.50', and a chord bearing and distance of South $80^{\circ}56'36''$ West, 44.10';

Thence Southwesterly, along said North line and said curve to the left, an arc distance of 44.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $78^{\circ}34'14''$ West, along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 38,268 square feet or 0.879 of an acre of land.

LEGAL DESCRIPTION PROPOSED LOT 3

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of N. Lakeshore Drive, a 100' right-of-way, at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 137.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner and being the PLACE OF BEGINNING of the tract of land described herein;

Thence North 89°38'31" East, a distance of 282.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 19°37'13", a radius of 532.50', and a chord bearing and distance of North 86°52'24" West, 181.46';

Thence Northwesterly, along said North line and said curve to the left, an arc distance of 182.35' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 06°41'00" West, a distance of 72.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°32'37" West, a distance of 53.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 11°25'13" West, a distance of 80.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°32'37" West, a distance of 45.66' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 40°27'23" East, a distance of 40.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°29'15" West, a distance of 17.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 40°27'23" East, a distance of 52.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00°21'29" West, a distance of 64.76' to the PLACE OF BEGINNING and containing 78,852 square feet or 1.810 acres of land.;



City of Rockwall
Planning & Development

Plat Application - Letter of Intent

Lakeshore Office Building

To Whom It May Concern,

We are requesting approval to plat our current single lot into 3 lots. This is in order to develop the pad site we created when developing the Kiddie Academy of Rockwall.

When we purchased the property there were two platted lots, one for the daycare with a SUP in place, the other was R-12, which we graded and created a pad site.

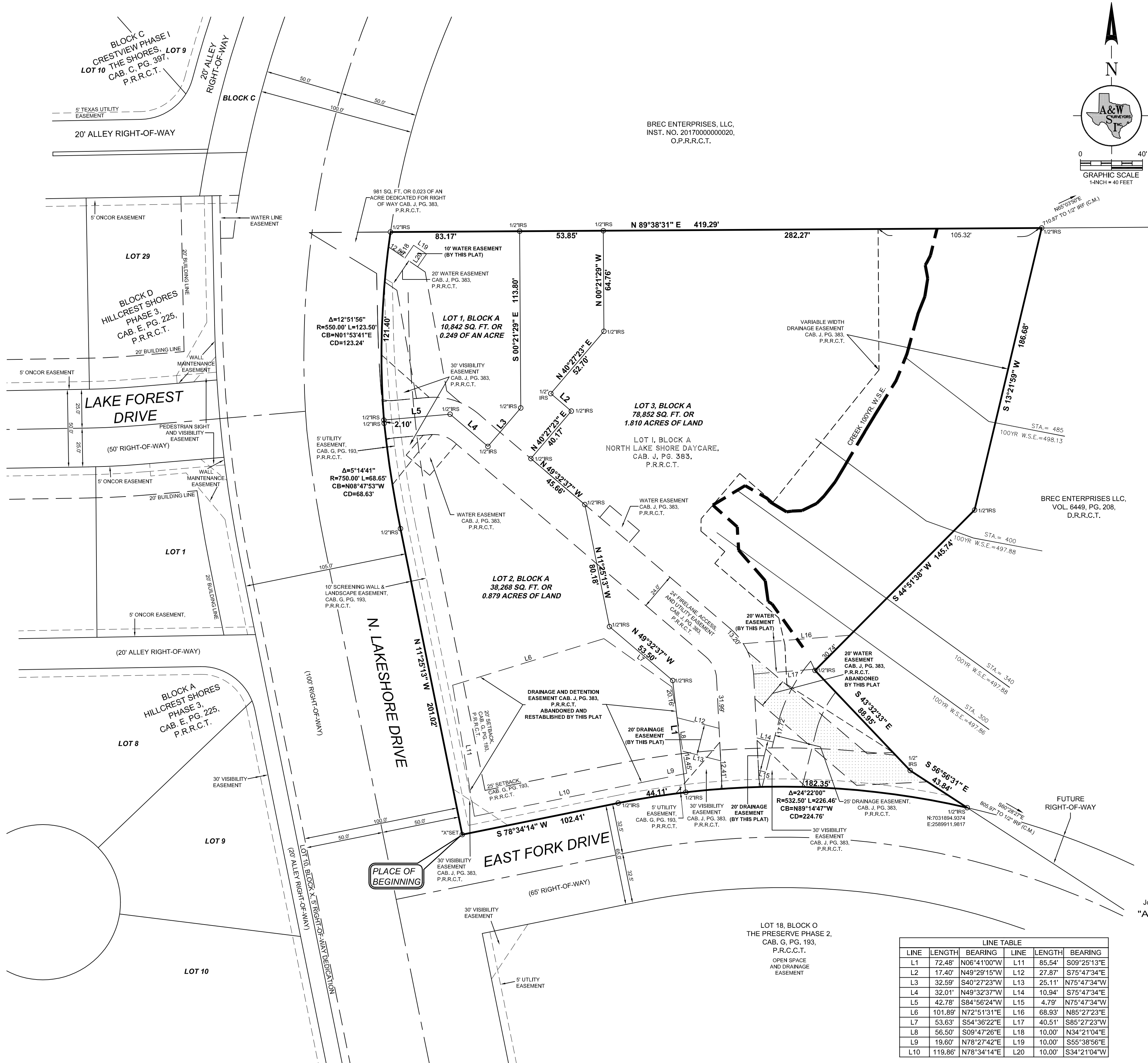
Our intent is to separate the 2.9 ac parcel into the Kiddie Academy site, and two offices.

Sincerely,

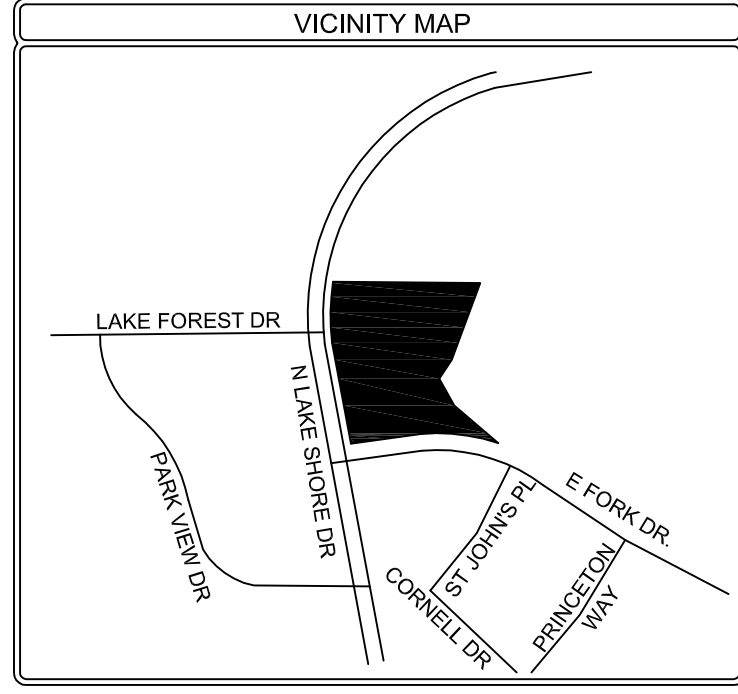
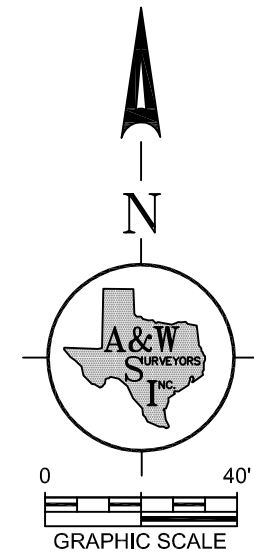
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~
Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT

**LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE**

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P20 -

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°21'59", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ____ day of _____, 20__.

preliminary, not for recording purposes

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat. I (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. I (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; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

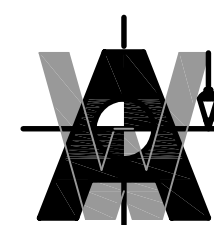
Planning and Zoning Commission Date

APPROVED

I hereby certify that the 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 _____, 20__.

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 _____, _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Owner: Gotrocks Properties LLC ~ 2560 Technology Drive, Suite 100 ~ ~ Plano, Texas, 75074 ~



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [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 1940 N Lakeshore Dr

Subdivision North Lakeshore Daycare

Lot

1

Block

A

General Location NW corner of East Fork and N Lakeshore

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR / PD-41 & R-12

Current Use Daycare & land

Proposed Zoning GR / PD-41

Proposed Use Daycare & office

Acreage 2.96

Lots [Current]

1

Lots [Proposed]

3

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]

Owner

Applicant

Viaduct Development

Contact Person

Contact Person

Doug Galloway

Address

Address

2560 Technology Ste 100 Plano Tx 75074

City, State & Zip

City, State & Zip

Phone

Phone

512-698-9494

E-Mail

E-Mail

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

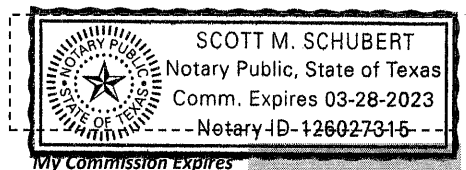
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

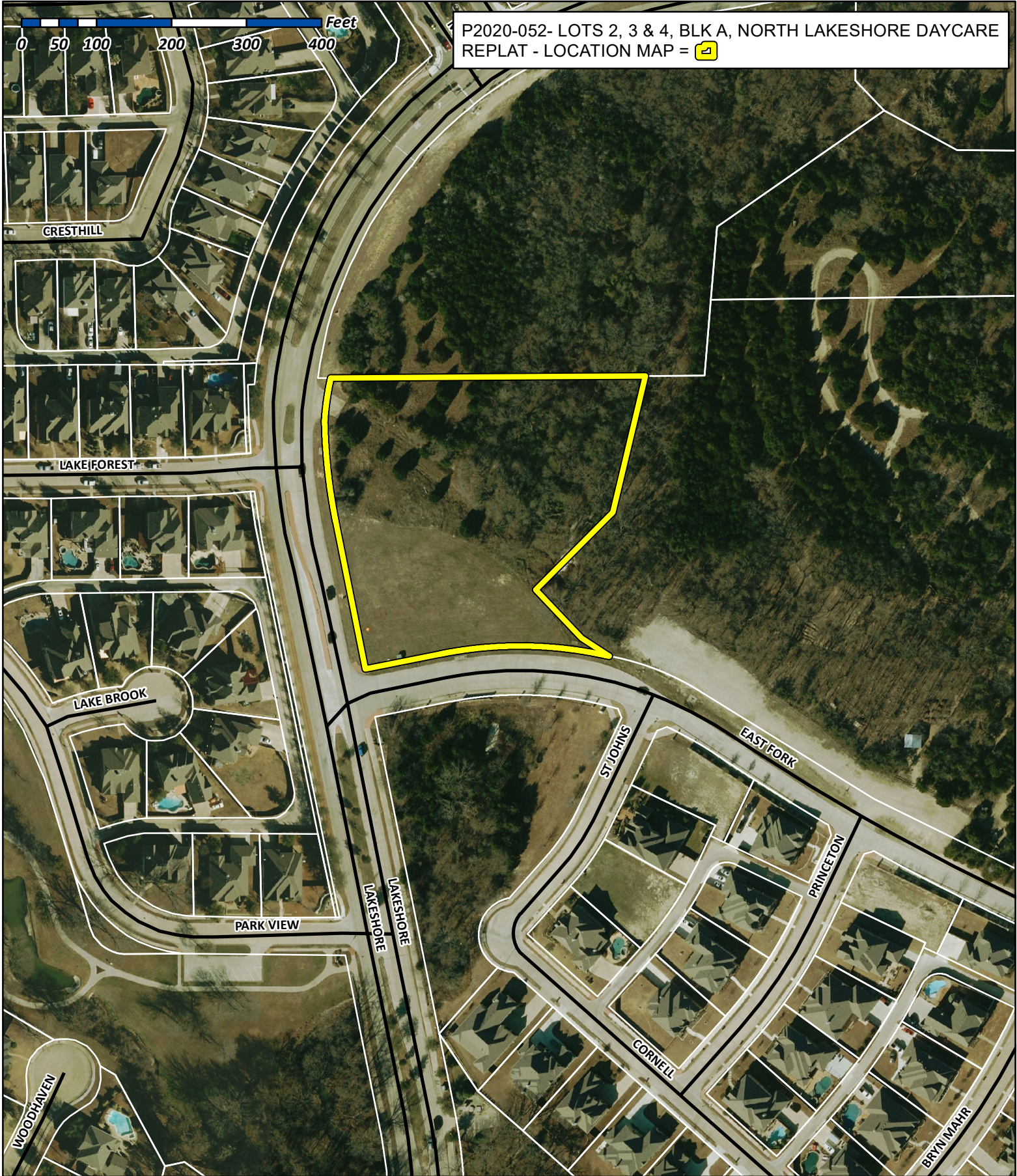
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 2020

Owner's Signature

Notary Public in and for the State of Texas





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.



LEGAL DESCRIPTION PROPOSED LOT 1

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North $11^{\circ}25'13''$ West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of $05^{\circ}14'41''$, a radius of 750.00', and a chord bearing and distance of North $08^{\circ}47'53''$ West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of $00^{\circ}13'09''$, a radius of 550.00', and a chord bearing and distance of North $04^{\circ}25'43''$ West, 2.10';

Thence Northwesterly, along said curve to the right, an arc distance of 2.10' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner and being the PLACE OF BEGINNING of the tract of land herein, and being at the beginning of a curve to the right, having a central angle of $12^{\circ}38'47''$, a radius of 550.00', and a chord bearing and distance of North $02^{\circ}00'15''$ East, 121.15';

Thence Northeasterly, along said curve to the right and said East line, an arc distance of 121.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North $89^{\circ}38'31''$ East, a distance of 83.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $00^{\circ}21'29''$ East, a distance of 113.80' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 32.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $49^{\circ}32'37''$ West, a distance of 32.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $84^{\circ}56'24''$ West, a distance of 42.78' to the PLACE OF BEGINNING and containing 10,842 square feet or 0.249 of an acre of land.

LEGAL DESCRIPTION PROPOSED LOT 2

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North $11^{\circ}25'13''$ West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of $05^{\circ}14'41''$, a radius of 750.00', and a chord bearing and distance of North $08^{\circ}47'53''$ West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of $00^{\circ}13'09''$, a radius of 550.00', and a chord bearing and distance of North $04^{\circ}25'43''$ East, 2.10';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 2.10' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set;

Thence North $84^{\circ}56'24''$ East, a distance of 42.78' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 32.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $40^{\circ}27'23''$ East, a distance of 32.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North $00^{\circ}21'29''$ West, a distance of 113.80' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of a tract of land described in deed to Brec Enterprises, LLC recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North $89^{\circ}38'31''$ East, along said South line, a distance of 53.85' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $00^{\circ}21'29''$ East, a distance of 64.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 52.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}29'15''$ East, a distance of 17.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $40^{\circ}27'23''$ West, a distance of 40.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 45.66' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $11^{\circ}25'13''$ East, a distance of 80.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $49^{\circ}32'37''$ East, a distance of 53.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $06^{\circ}41'00''$ East, a distance of 72.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, at the beginning of a non-tangent curve to the left, having a central angle of $04^{\circ}44'47''$, a radius of 532.50', and a chord bearing and distance of South $80^{\circ}56'36''$ West, 44.10';

Thence Southwesterly, along said North line and said curve to the left, an arc distance of 44.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $78^{\circ}34'14''$ West, along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 38,268 square feet or 0.879 of an acre of land.

LEGAL DESCRIPTION PROPOSED LOT 3

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being part of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being part of the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of N. Lakeshore Drive, a 100' right-of-way, at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC recorded in Instrument No. 20170000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 137.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner and being the PLACE OF BEGINNING of the tract of land described herein;

Thence North 89°38'31" East, a distance of 282.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 19°37'13", a radius of 532.50', and a chord bearing and distance of North 86°52'24" West, 181.46';

Thence Northwesterly, along said North line and said curve to the left, an arc distance of 182.35' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 06°41'00" West, a distance of 72.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°32'37" West, a distance of 53.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 11°25'13" West, a distance of 80.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°32'37" West, a distance of 45.66' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 40°27'23" East, a distance of 40.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 49°29'15" West, a distance of 17.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 40°27'23" East, a distance of 52.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 00°21'29" West, a distance of 64.76' to the PLACE OF BEGINNING and containing 78,852 square feet or 1.810 acres of land.;



City of Rockwall
Planning & Development

Plat Application - Letter of Intent

Lakeshore Office Building

To Whom It May Concern,

We are requesting approval to plat our current single lot into 3 lots. This is in order to develop the pad site we created when developing the Kiddie Academy of Rockwall.

When we purchased the property there were two platted lots, one for the daycare with a SUP in place, the other was R-12, which we graded and created a pad site.

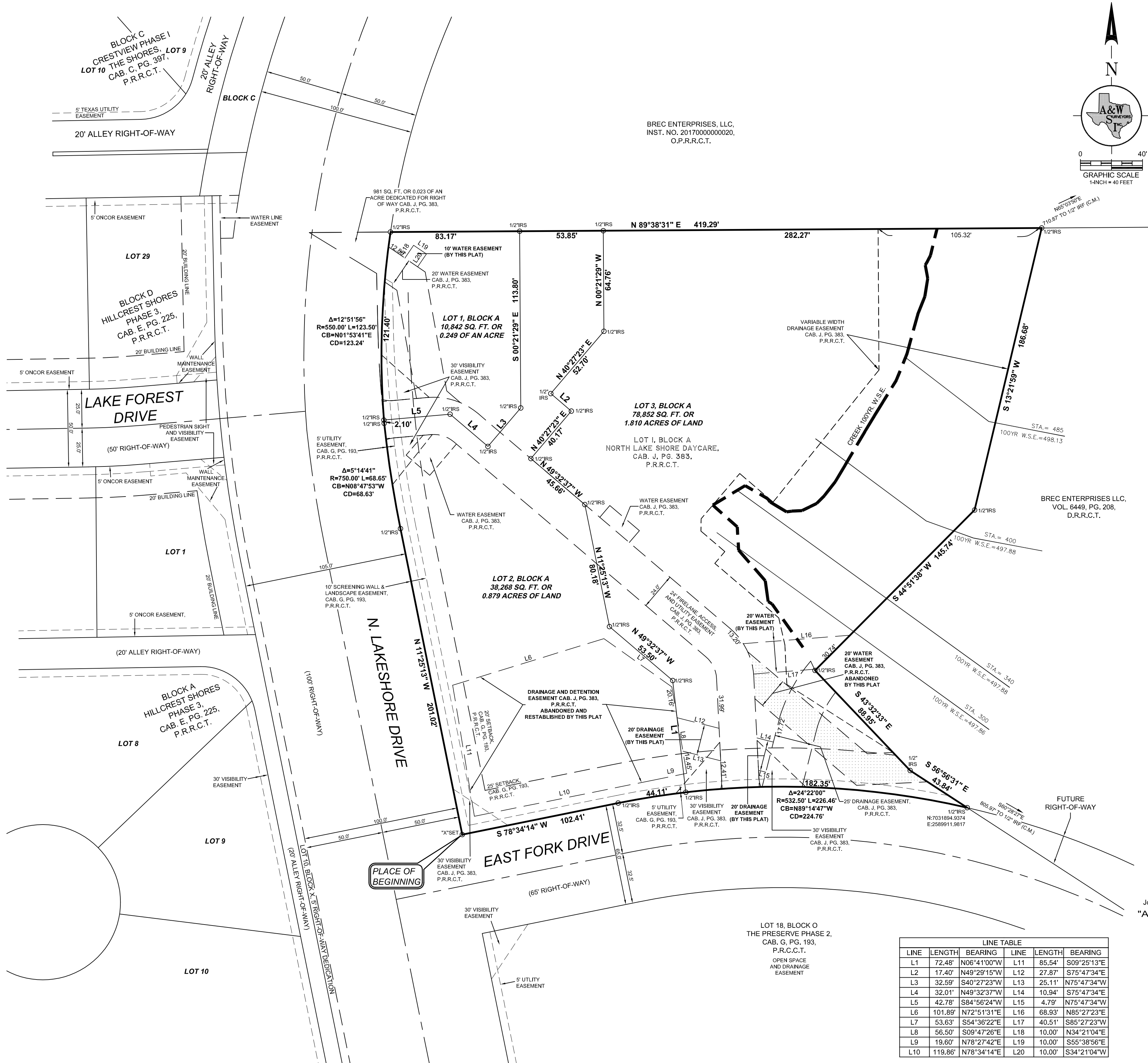
Our intent is to separate the 2.9 ac parcel into the Kiddie Academy site, and two offices.

Sincerely,

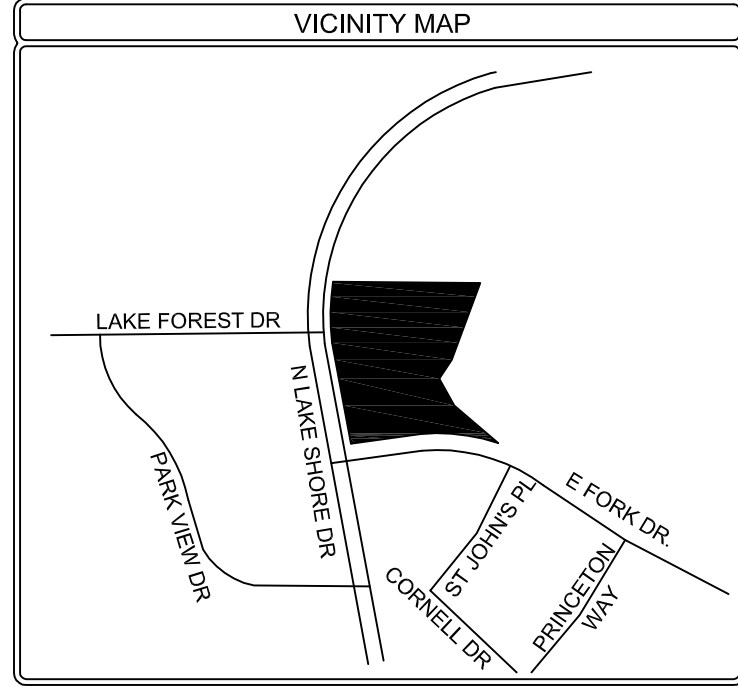
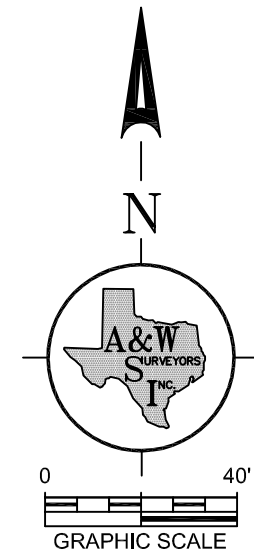
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





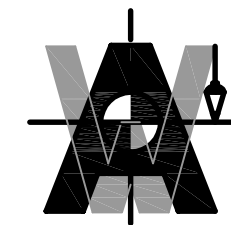
BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~
Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT

**LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE**

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P20 -

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°21'59", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ____ day of _____, 20__.

preliminary, not for recording purposes

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat. I (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. I (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; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

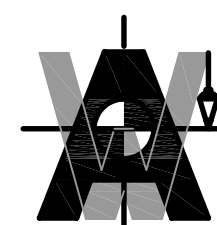
APPROVED

I hereby certify that the 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 _____, 20__.

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 _____, _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Owner: Gotrocks Properties LLC ~ 2560 Technology Drive, Suite 100 ~ ~ Plano, Texas, 75074 ~

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/22/2020

PROJECT NUMBER: P2020-052
PROJECT NAME: Replat for Lots 2-4, Block A, North Lakes Shore Daycare
SITE ADDRESS/LOCATIONS: 1940 N LAKESHORE DR, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2020	Approved w/ Comments

12/21/2020: P2020-052; Replat for Lots 2-4, Block A, North Lake Shore 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 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-052) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 41 (PD-41), and the General Retail (GR) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat

Lots 2-4, Block A, North Lake Shore Daycare

2.938 Acres of land

Being a Replat of Lot 1, Block A, North Lake Shore Daycare

An addition to the City of Rockwall,

Rockwall County, Texas

A. Hanna Survey Abstract No. 98

M.8 Need a second state plane coordinate point.

M.9 Confirm the acreage.

M.10 Correct all mentions to Lots 2-4 on plat and Sheet 2

M.11 Confirm the Phase of the adjacent property to the south.

M.12 Confirm the curve data on the last curve. It is indicated as both 24,22,00 and 24,21,59.

M.13 Include the Storm Drainage Improvement statement within the notes on Sheet 1.

M.14 Remove, "Preliminary, not for recording", from the surveyors wording.

M.15 The minimum lot depth is not met on this plat. A condition of approval for this plat will be that the PD-41 rezoning case [Z2020-057] must be approved before the plat may be filed.

M.16 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

Development Comments Page | 2 City of Rockwall, Texas

I.17 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.18 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.19 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on December 29, 2020.

2) City Council meeting will be held on January 19, 2020.

I.20 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Needs Review

12/18/2020: M - ID 2nd coordinate point (Northing & Easting) on Page 1

M - Add note to Page 1 - "Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/22/2020	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [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 **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

General Location **NW corner of East Fork and N Lakeshore**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **GR / PD-41 & R-12**

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

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]

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

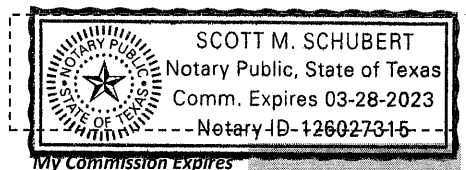
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

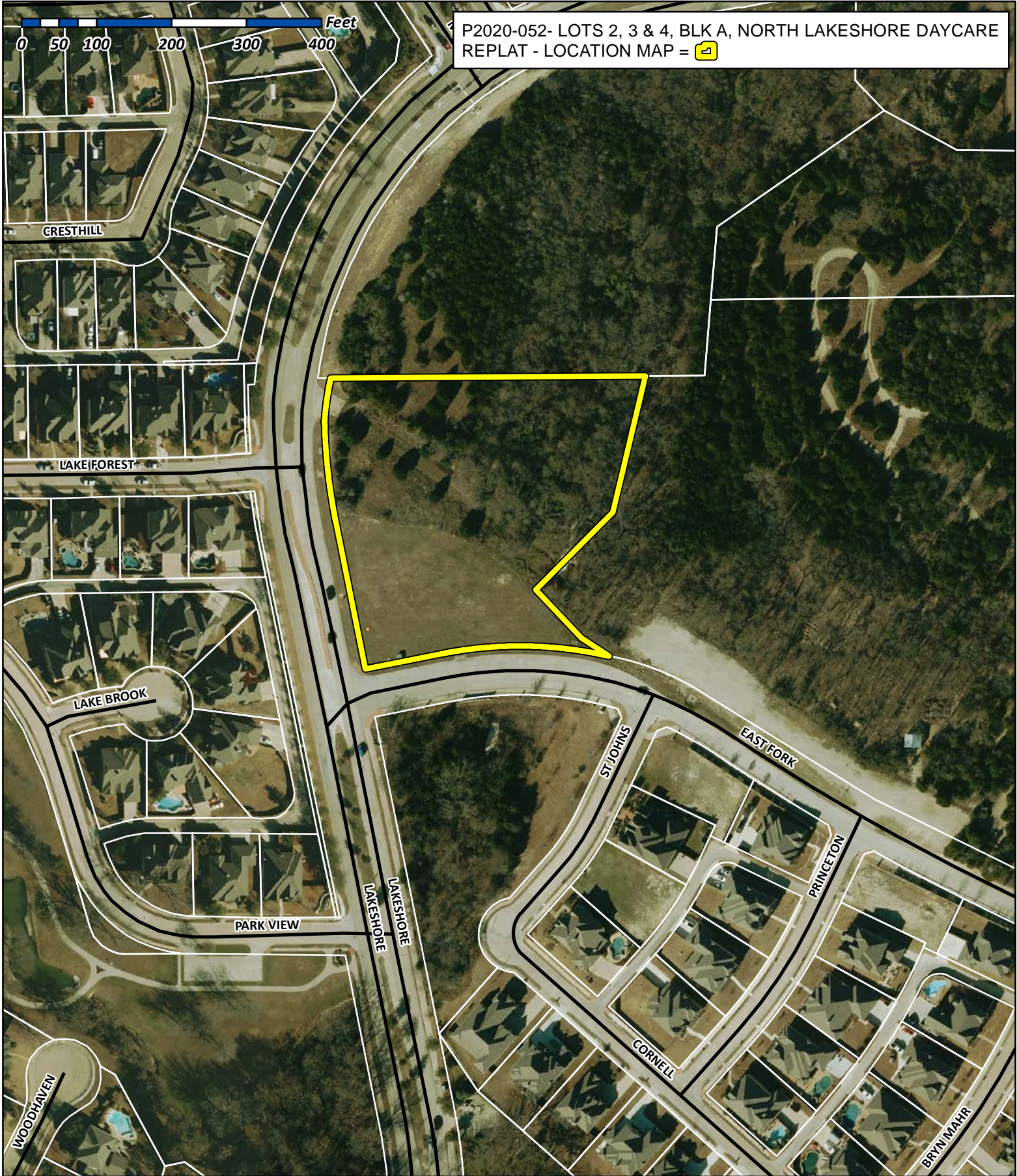
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas





P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE
 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.





City of Rockwall
Planning & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

In regards to our Phase II project on Lakeshore, it has come to our attention that due to our request for zoning and plat approvals as well as where the city approval dates are falling this year we need an additional 30 days for our plat approval.

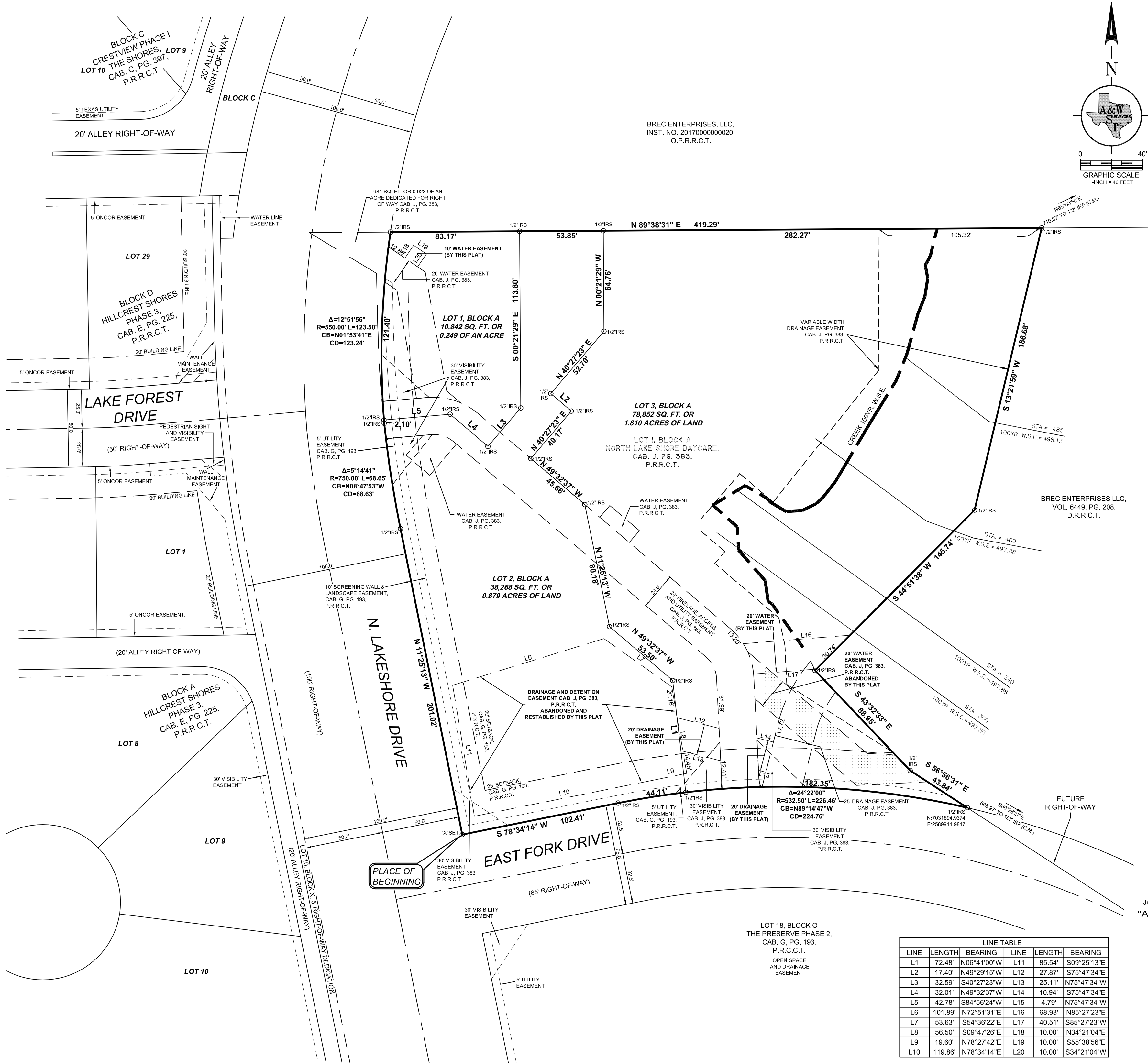
Please accept this letter and approval for the extended timeline.

Sincerely,

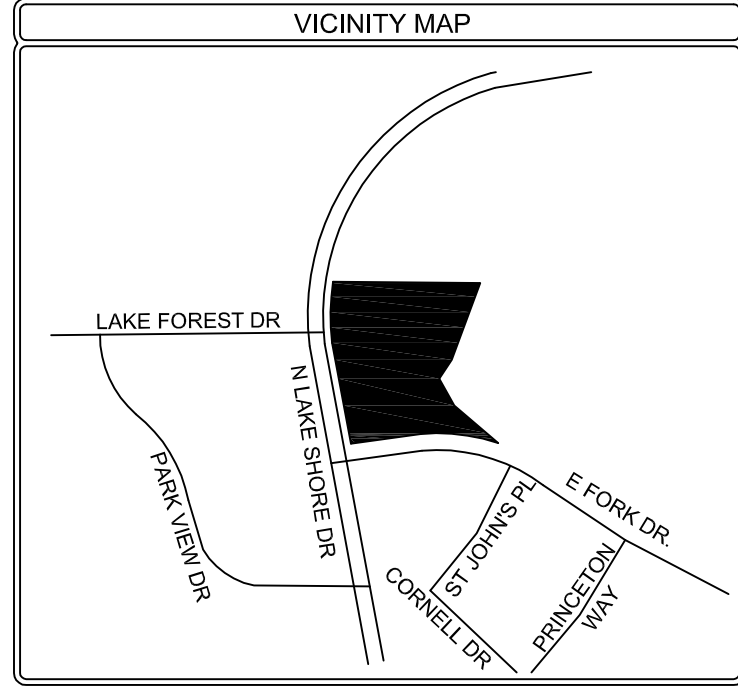
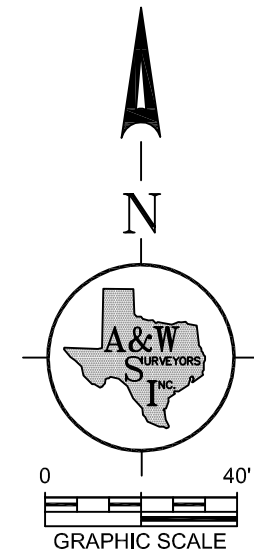
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~
Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
REPLAT

**LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE**

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P20 -

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

LOT 18, BLOCK O
THE PRESERVE PHASE 2,
CAB. G, PG. 193,
P.R.R.C.T.
OPEN SPACE
AND DRAINAGE
EASEMENT

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°21'59", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ____ day of _____, 20__.

preliminary, not for recording purposes

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat. I (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. I (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; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

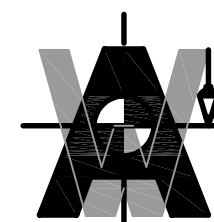
Planning and Zoning Commission Date

APPROVED

I hereby certify that the 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 _____, 20__.

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 _____, _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Owner: Gotrocks Properties LLC ~ 2560 Technology Drive, Suite 100 ~ ~ Plano, Texas, 75074 ~



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 26, 2021
APPLICANT: Doug Galloway; *Viaduct Development*
CASE NUMBER: P2020-052; *Lots 2-4, Block A, North Lake Shore Daycare Addition*

SUMMARY

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 2.96-acre tract of land identified as Lot 1, Block A, North Lake Shore Daycare Addition for the purpose of creating three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) to facilitate the development of two (2) office buildings.
- On July, 6, 1959 the subject property was annexed into the City of Rockwall [*Ordinance No. 59-02*]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [*Ordinance No. 08-39*], which allowed for a *Daycare (7 or more children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-019*] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2017-014*] for an ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [*Case No. P2017-043*] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition.
- In conjunction with this case the applicant has submitted a zoning request [*Case No. Z2020-057*] for an amendment to Planned Development District 41 (PD-41). Currently a portion of the subject property is zoned Planned Development District 41 (PD-41) and a portion is zoned Single-Family 10 (SF-10) District. The proposed amendment would rezone the subject property to Planned Development District 41 (PD-41) and designate it for General Retail (GR) District land uses. In addition, the amendment would also change the minimum lot depth to accommodate this proposed subdivision of land.
- The applicant has provided a parking agreement with this replat request, showing conformance to the parking standards. The approval and subsequent filing of the parking agreement has been added as a condition of approval of this case.
- 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* -- 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 2-4, Block A, North Lake Shore Daycare Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The parking agreement proposed with this case must be filed with Rockwall County prior to the replat being filed.
- (3) Rezoning of Planned Development District 41 (PD-41), by the ordinance contained within Case No. Z2020-057, must be approved before the replat may be filed.
- (4) 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/22/2020

PROJECT NUMBER: P2020-052
PROJECT NAME: Replat for Lots 2-4, Block A, North Lakes Shore Daycare
SITE ADDRESS/LOCATIONS: 1940 N LAKESHORE DR, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2020	Approved w/ Comments

12/21/2020: P2020-052; Replat for Lots 2-4, Block A, North Lake Shore 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 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-052) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 41 (PD-41), and the General Retail (GR) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat

Lots 2-4, Block A, North Lake Shore Daycare

2.938 Acres of land

Being a Replat of Lot 1, Block A, North Lake Shore Daycare

An addition to the City of Rockwall,

Rockwall County, Texas

A. Hanna Survey Abstract No. 98

M.8 Need a second state plane coordinate point.

M.9 Confirm the acreage.

M.10 Correct all mentions to Lots 2-4 on plat and Sheet 2

M.11 Confirm the Phase of the adjacent property to the south.

M.12 Confirm the curve data on the last curve. It is indicated as both 24,22,00 and 24,21,59.

M.13 Include the Storm Drainage Improvement statement within the notes on Sheet 1.

M.14 Remove, "Preliminary, not for recording", from the surveyors wording.

M.15 The minimum lot depth is not met on this plat. A condition of approval for this plat will be that the PD-41 rezoning case [Z2020-057] must be approved before the plat may be filed.

M.16 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

Development Comments Page | 2 City of Rockwall, Texas

I.17 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.18 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.19 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on December 29, 2020.

2) City Council meeting will be held on January 19, 2020.

I.20 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Needs Review

12/18/2020: M - ID 2nd coordinate point (Northing & Easting) on Page 1

M - Add note to Page 1 - "Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/22/2020	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [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 **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

General Location **NW corner of East Fork and N Lakeshore**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **GR / PD-41 & R-12**

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

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]

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

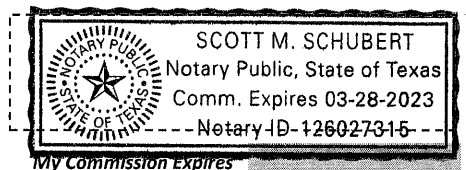
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

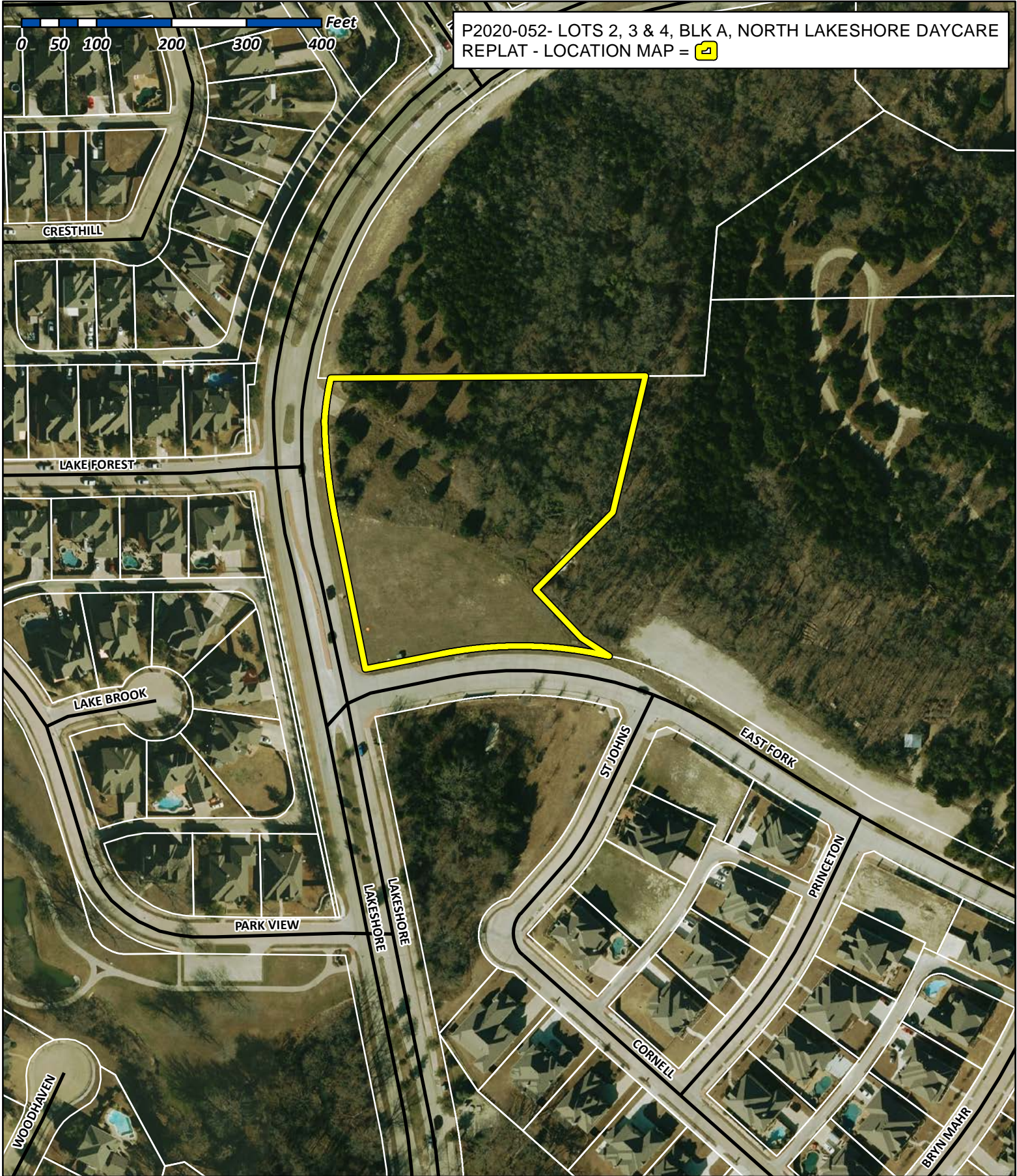
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas





P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE
 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.





City of Rockwall
Planning & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

In regards to our Phase II project on Lakeshore, it has come to our attention that due to our request for zoning and plat approvals as well as where the city approval dates are falling this year we need an additional 30 days for our plat approval.

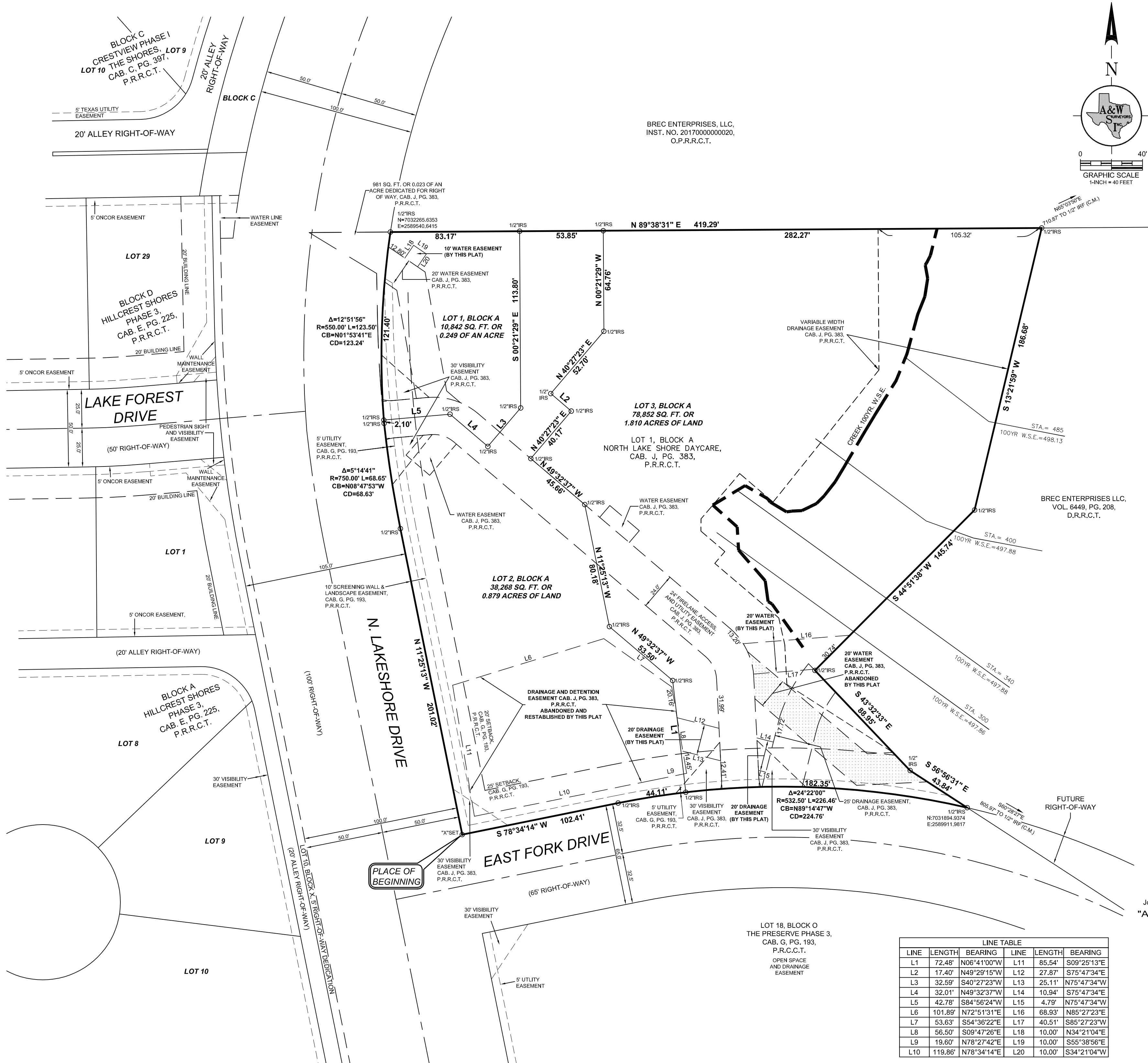
Please accept this letter and approval for the extended timeline.

Sincerely,

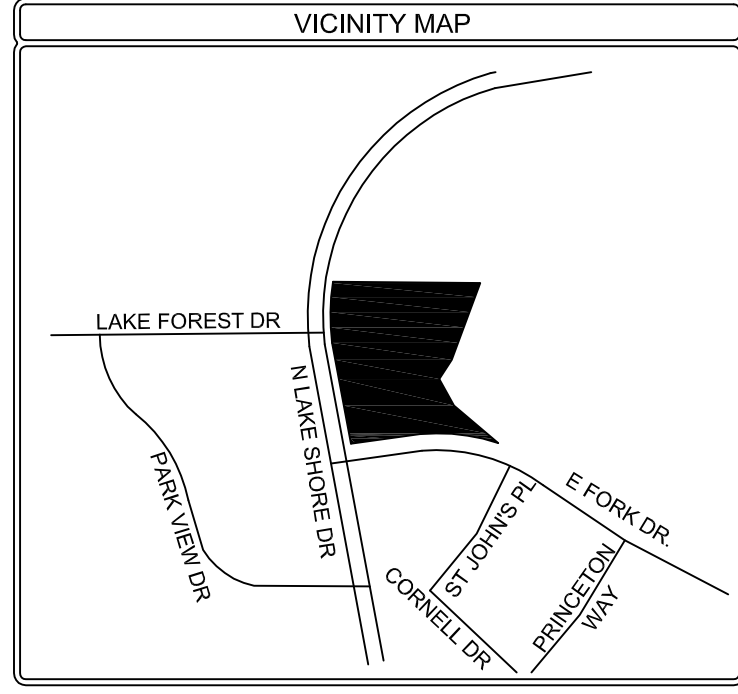
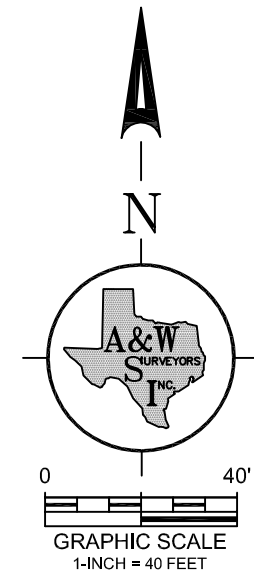
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.
 - 6) Property owner shall be responsible for maintenance, repair and reconstruction of drainage and detention systems on this site.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~
Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

PAGE 1 OF 2
FINAL PLAT
LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE
2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P2020-052

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesteasterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°22'00", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ___ day of ___, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ___ day of ___, 20__.

Notary Public In and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat. I (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. I (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; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ 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 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 ___, 20__.

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 ___, 20__.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Owner: Gotrocks Properties LLC - 2560 Technology Drive, Suite 100 - Plano, Texas, 75074 -

PAGE 2 OF 2 FINAL PLAT LOTS 1 - 3, BLOCK A NORTH LAKE SHORE DAYCARE 2,938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS A. HANNA SURVEY ABSTRACT NO. 98 CASE FILE NO. P2020-052



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 01, 2021
APPLICANT: Doug Galloway; *Viaduct Development*
CASE NUMBER: P2020-052; *Lots 2-4, Block A, North Lake Shore Daycare Addition*

SUMMARY

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 2.96-acre tract of land identified as Lot 1, Block A, North Lake Shore Daycare Addition for the purpose of creating three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) to facilitate the development of two (2) office buildings.
- On July, 6, 1959 the subject property was annexed into the City of Rockwall [*Ordinance No. 59-02*]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [*Ordinance No. 08-39*], which allowed for a *Daycare (7 or more children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-019*] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2017-014*] for an ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [*Case No. P2017-043*] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition.
- In conjunction with this case the applicant has submitted a zoning request [*Case No. Z2020-057*] for an amendment to Planned Development District 41 (PD-41). Currently a portion of the subject property is zoned Planned Development District 41 (PD-41) and a portion is zoned Single-Family 10 (SF-10) District. The proposed amendment would rezone the subject property to Planned Development District 41 (PD-41) and designate it for General Retail (GR) District land uses. In addition, the amendment would also change the minimum lot depth to accommodate this proposed subdivision of land.
- The applicant has provided a parking agreement with this replat request, showing conformance to the parking standards. The approval and subsequent filing of the parking agreement has been added as a condition of approval of this case.
- 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* -- 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.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lots 2-4, Block A, North Lake Shore Daycare Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The parking agreement proposed with this case must be filed with Rockwall County prior to the replat being filed.
- (3) Rezoning of Planned Development District 41 (PD-41), by the ordinance contained within Case No. Z2020-057, must be approved before the replat may be filed.
- (4) 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 26, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval 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. _____

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 **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

General Location **NW corner of East Fork and N Lakeshore**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **GR / PD-41 & R-12**

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

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]

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

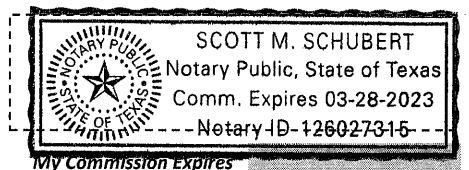
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

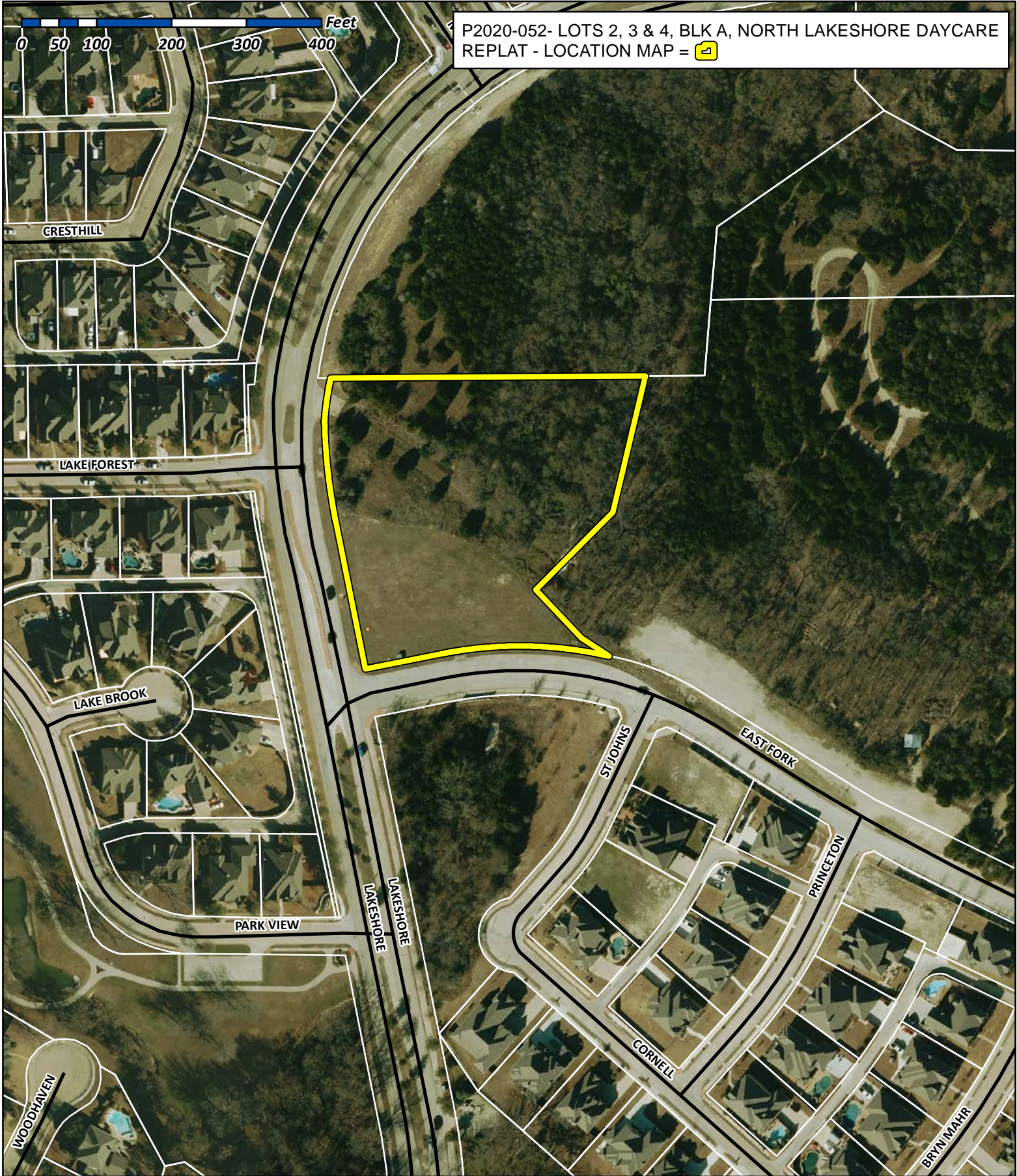
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas





P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE
 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.





City of Rockwall
Planning & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

In regards to our Phase II project on Lakeshore, it has come to our attention that due to our request for zoning and plat approvals as well as where the city approval dates are falling this year we need an additional 30 days for our plat approval.

Please accept this letter and approval for the extended timeline.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494



PARKING POOL AGREEMENT

THIS PARKING POOL AGREEMENT (this "Agreement") is made and entered into as of the 19th day of January, 2021, by **Gotrocks RE LLC**, ("Grantor")

W I T N E S S E T H:

A. Grantor is the fee owner of that certain tract of land (the "Grantor Parcels") situated in the City of Rockwall, Rockwall County, Texas, as more particularly described on Exhibit "A", attached hereto and made a part hereof.

B. Grantor has agreed to grant between the grantor parcels, and its successors, assigns, tenants, occupants, contractors and invitees, a perpetual non-exclusive reciprocal access easement upon and across the Grantor Parcel for a parking pool, as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises, Grantor does hereby state as follows:

1. Grant of Parking Pool. Grantor does hereby create a perpetual non-exclusive parking pool for it's tenants, employees, agents, customers, contractors and invitees for vehicular parking thereon, for pedestrian traffic to adjacent properties, and for vehicular access over the Grantor Parcels and for vehicular access across Grantor Parcel to such parking spaces (the "pool"), and each of their tenants, invitees, successors, or assigns forever, subject to the terms hereof.

2. Duration of Parking Pool. The pool shall be for a term commencing with the date hereof and continuing perpetually.

3. Indemnification. Each party shall hold the other parties harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) incurred by such parties in connection with the exercise by a party, its employees, tenants, contractors, invitees, agents or licensees of the Easement and rights created herein, except to the extent caused by the negligence or willful act of another party to this Agreement, its employees, tenants, contractors, agents or licensees.

4. Miscellaneous.

(a) Any notice, demand, request or communication required or permitted hereunder shall be in writing and sent by hand delivery, United States certified mail, postage prepaid, or by recognized overnight delivery service, addressed to the party at the address contained under their signatures or to such other address or to the attention of such other person as hereafter shall be designated in writing by the applicable parties sent in accordance herewith. Any such notice, demand, request or communication shall be deemed to have been given as of the date of receipt or refusal at the address, and in the manner, provided herein.

(b) In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remaining provisions of this Agreement. The failure of any party hereto to insist upon strict performance of any of the servitudes, easements, privileges, rights, covenants, agreements, terms and conditions hereunder, irrespective of the length of time for which such failure continues, shall not be a waiver of any of such party's rights. No consent or waiver, express or implied, to or of any breach or default in the performance of any obligation hereunder shall constitute a

consent or waiver to or of any other breach or default in the performance of the same or any obligation hereunder.

(c) This Agreement may be changed, modified, amended or terminated only by an instrument in writing duly executed and acknowledged by all of the owners of the Parcels.

(d) Any party who is the prevailing party in any legal proceeding against any other party brought under or in connection with this agreement or the subject matter hereof, is additionally entitled to recover reasonable attorney's fees, expert fees, and all other litigation expenses.


(e) This Agreement and the rights and obligations hereunder of the parties hereto shall be governed by the laws of the State of Texas.

[Signatures on following pages]

EXECUTED as of the date first written above.

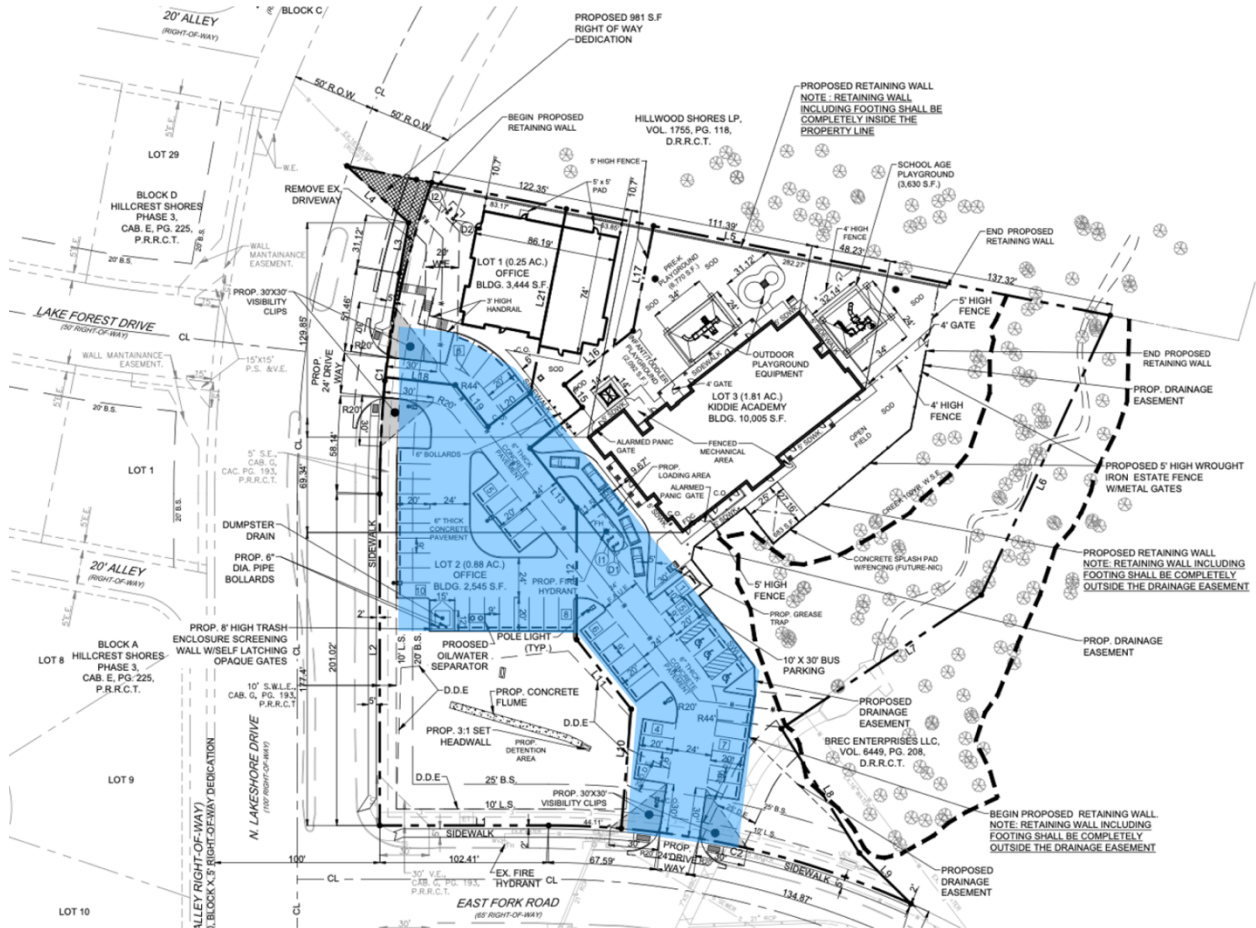
GRANTOR:

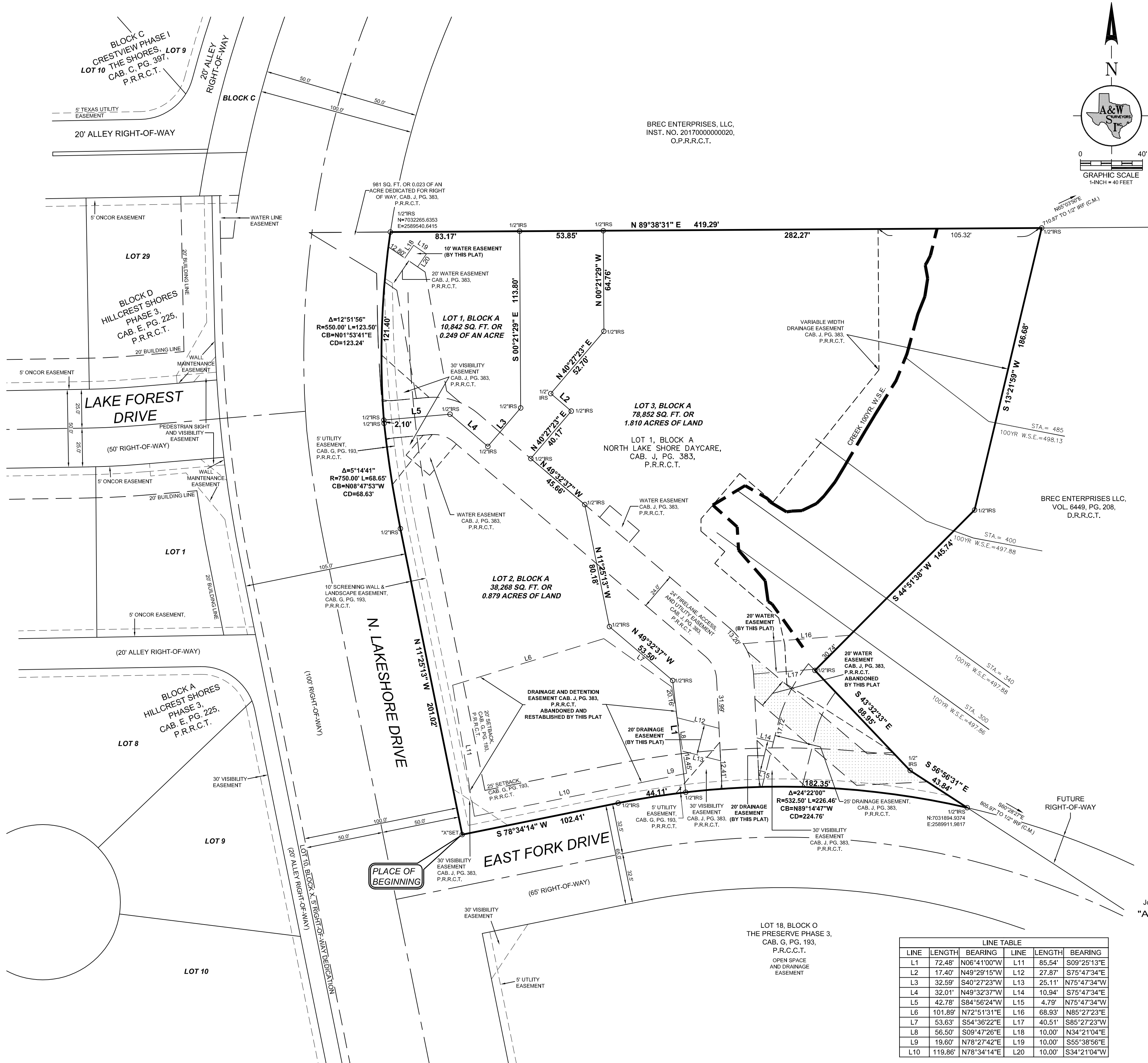
Gotrocks RE LLC,

By: 
Name: Doug Galloway
Title: Member

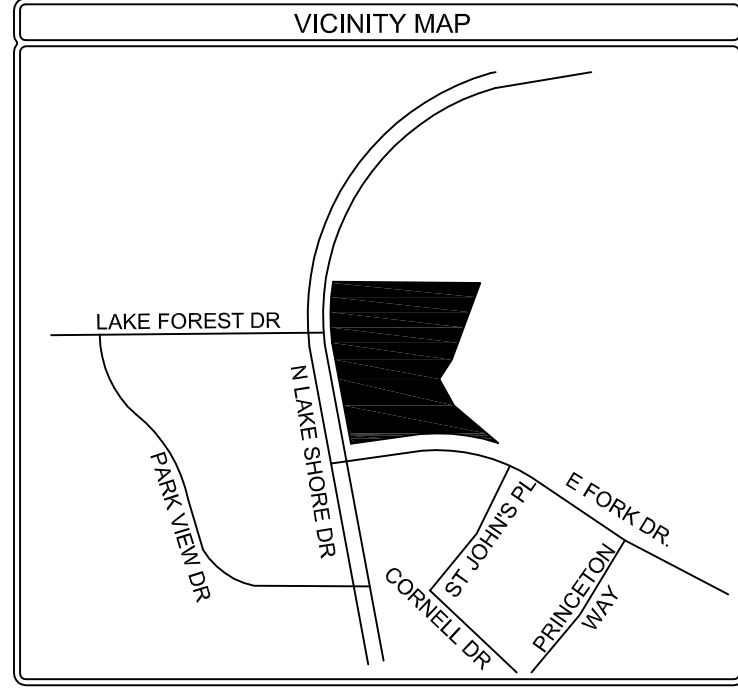
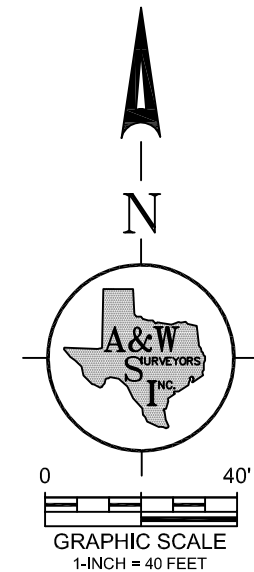
Address: 2560 Technology Ste 100
Plano, Tx 75074

Exhibit "A" Parking Pool





BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.
 - 6) Property owner shall be responsible for maintenance, repair and reconstruction of drainage and detention systems on this site.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~

Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2

FINAL PLAT
LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P2020-052

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

LOT 18, BLOCK O
THE PRESERVE PHASE 3,
CAB. G, PG. 193,
P.R.R.C.T.
OPEN SPACE
AND DRAINAGE
EASEMENT

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesteasterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°22'00", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ___ day of ___, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ___ day of ___, 20__.

Notary Public In and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat.

I (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. I (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; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ 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 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 ___, 20__.

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 ___, 20__.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC - 2560 Technology Drive, Suite 100 - Plano, Texas, 75074 -

PAGE 2 OF 2 FINAL PLAT LOTS 1 - 3, BLOCK A NORTH LAKE SHORE DAYCARE

2,938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS A. HANNA SURVEY ABSTRACT NO. 98 CASE FILE NO. P2020-052



DATE: 02/02/2021

TO: Doug Galloway
2560 Technology Ste 100
Plano, TX 75074

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2020-052; *North Lake Shore Daycare Addition (Replat)*

Doug Galloway:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 02/01/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

The parking agreement proposed with this case must be filed with Rockwall County prior to the replat being filed.

Rezoning of Planned Development District 41 (PD-41), by the ordinance contained within Case No. Z2020-057, must be approved before the replat may be filed.

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 Council

On February 1, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner