



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-008 P&Z DATE 3/9/2021 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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:

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- 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: East Ralph Hall Parkway
 SUBDIVISION: Replat Flagstone Corners LOT: 9 BLOCK: A
 GENERAL LOCATION: Intersection of East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-54 CURRENT USE: Vacant
 PROPOSED ZONING: PD-54 PROPOSED USE: Day Care
 ACREAGE: 1.743 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	BLBP Property Group	<input checked="" type="checkbox"/> APPLICANT	CBG Surveying Texas, LLC
CONTACT PERSON	Dr. Mary Courtin	CONTACT PERSON	Bryan Connally
ADDRESS	991 E I-30 #103	ADDRESS	12025 Shiloh Road, Suite 230
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Dallas, Texas 75228
PHONE	214-471-3810	PHONE	214-349-9485
E-MAIL	marycourtin@yahoo.com	E-MAIL	bryanc@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mary Courtin [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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF February, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February, 2021.

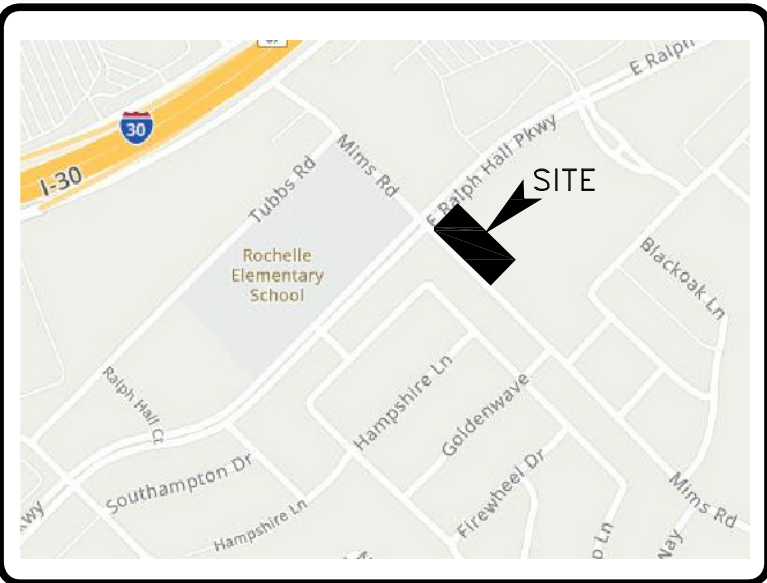
OWNER'S SIGNATURE

Mary Courtin
 E6229244FAB34E1

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chloe Christian





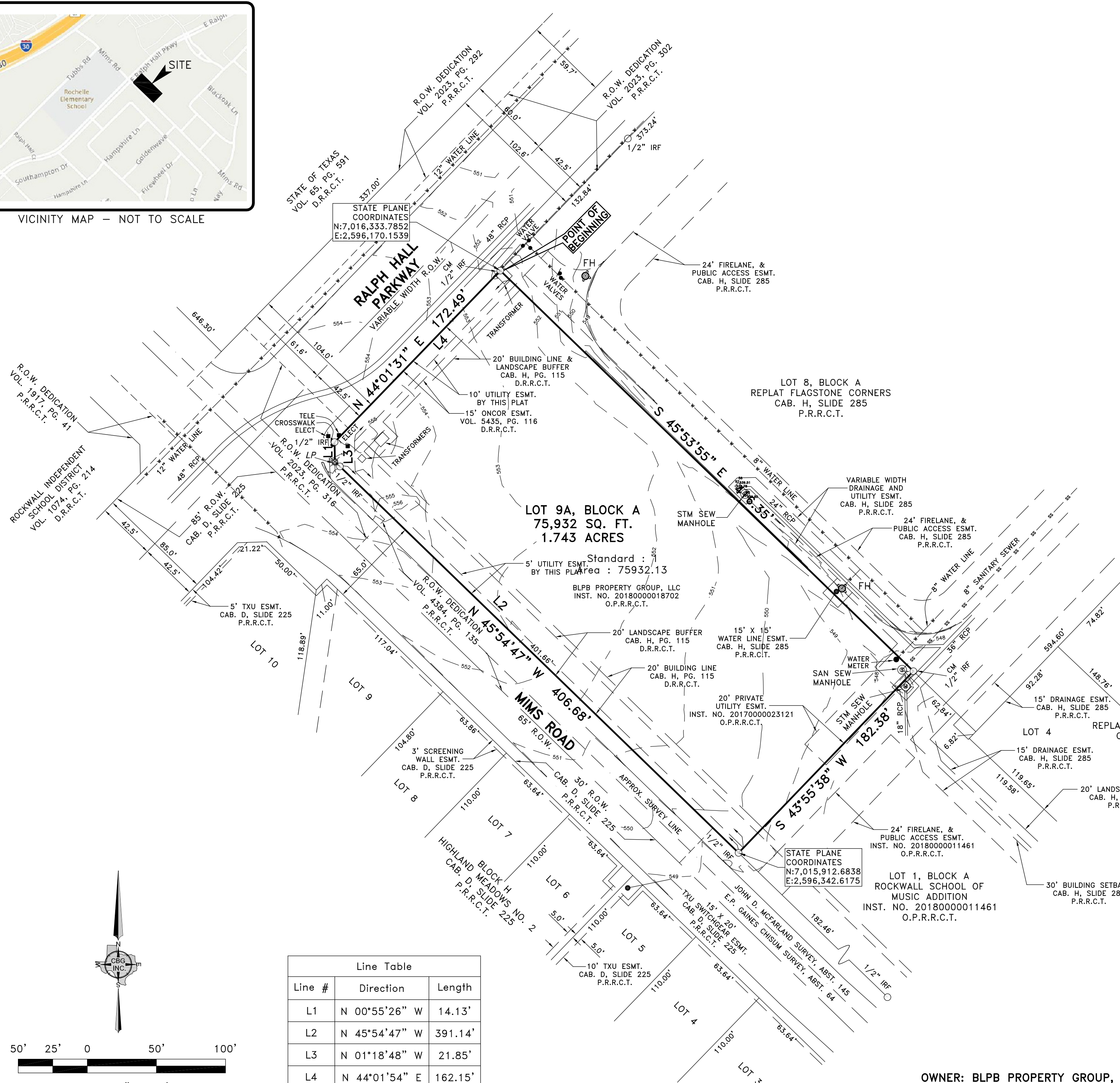
VICINITY MAP - NOT TO SCALE

LEGEND:

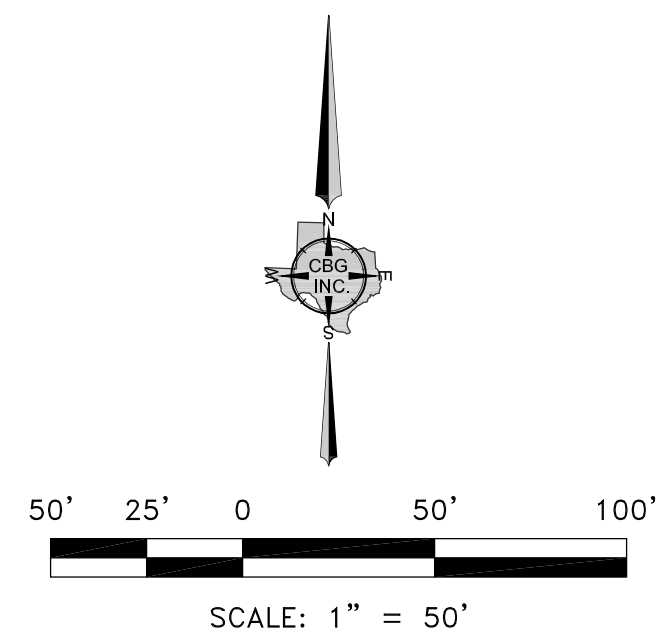
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- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- APPROX. APPROXIMATE
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS, CAB. H, SLIDE 285, P.R.R.C.T.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



Line #	Direction	Length
L1	N 00°55'26" W	14.13'
L2	N 45°54'47" W	391.14'
L3	N 01°18'48" W	21.85'
L4	N 44°01'54" E	162.15'



(SHEET 1 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
 BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: BLPB PROPERTY GROUP, LLC
 991 E. I-30, STE. 103
 ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas BLPB Property Group, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, same being a portion of Lot 9, Block A, Replat Flagstone Corners, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cab. H, Slide 285, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to said BLPB Property Group, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20180000018702, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the West corner of Lot 8, of said Replat Flagstone Corners, and being in the Southeast Right-of-Way line of Ralph Hall Parkway (a variable width Right-of-Way)

THENCE South 45 degrees 53 minutes 55 seconds East, along the Southwest line of said Lot 8, a distance of 416.35 feet to a 1/2 inch iron rod found for corner, being the North corner of Lot 1, Block A, Rockwall School of Music Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Instrument No. 20180000011461, Official Public Records, Rockwall County, Texas;

THENCE South 43 degrees 55 minutes 38 seconds West, along the Northwest line of said Lot 1, a distance of 182.38 feet to a 1/2 inch iron rod found for corner, being the West corner of said Lot 1, and being in the Northeast Right-of-Way line of Mims Road (a 65 foot Right-of-Way);

THENCE North 45 degrees 54 minutes 47 seconds West, along the Northeast Right-of-Way line of said Mims Road, passing a 1/2 inch iron rod found for reference at a distance of 401.66 feet, and continuing a total distance of 406.68 feet to a light pole for corner, being at the intersection of the Northeast Right-of-Way line of said Mims Road, and the Southeast Right-of-Way line of said Ralph Hall Parkway;

THENCE 00 degrees 55 minutes 26 seconds West, a distance of 14.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 01 minutes 31 seconds East, along the Southeast Right-of-Way line of said Ralph Hall Parkway, a distance of 172.49 feet to the POINT OF BEGINNING, and containing 75,932 square feet or 1.743 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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.

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

BLPB Property Group, LLC (Owner)
a Texas limited liability company

By: _____
Dr. Mary Courtin, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. Mary Courtin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2021.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
75,932 SQ.FT. / 1.743 ACRES
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
991 E. I-30, STE. 103
ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

North: 7016044.0344' East: 2596469.1391'

Segment #1 : Line

Course: S43° 55' 37.90"W Length: 182.38'

North: 7015912.6803' East: 2596342.6141'

Segment #2 : Line

Course: N45° 54' 47.00"W Length: 406.68'

North: 7016195.6275' East: 2596050.5020'

Segment #3 : Line

Course: N00° 55' 26.00"W Length: 14.13'

North: 7016209.7557' East: 2596050.2742'

Segment #4 : Line

Course: N44° 01' 31.00"E Length: 172.49'

North: 7016333.7818' East: 2596170.1506'

Segment #5 : Line

Course: S45° 53' 55.00"E Length: 416.35'

North: 7016044.0312' East: 2596469.1354'

Perimeter: 1192.03' Area: 75932.13 Sq. Ft.

Error Closure: 0.0048 Course: S49° 35' 32.65"W

Error North: -0.00314 East: -0.00369

Precision 1: 248339.58



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **East Ralph Hall Parkway**

SUBDIVISION **Replat Flagstone Corners** LOT **9** BLOCK **A**

GENERAL LOCATION **Intersection of East Ralph Hall Parkway and Mims Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-54	CURRENT USE	Vacant
PROPOSED ZONING	PD-54	PROPOSED USE	Day Care
ACREAGE	1.743	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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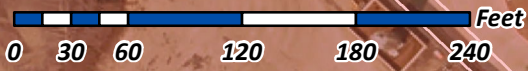
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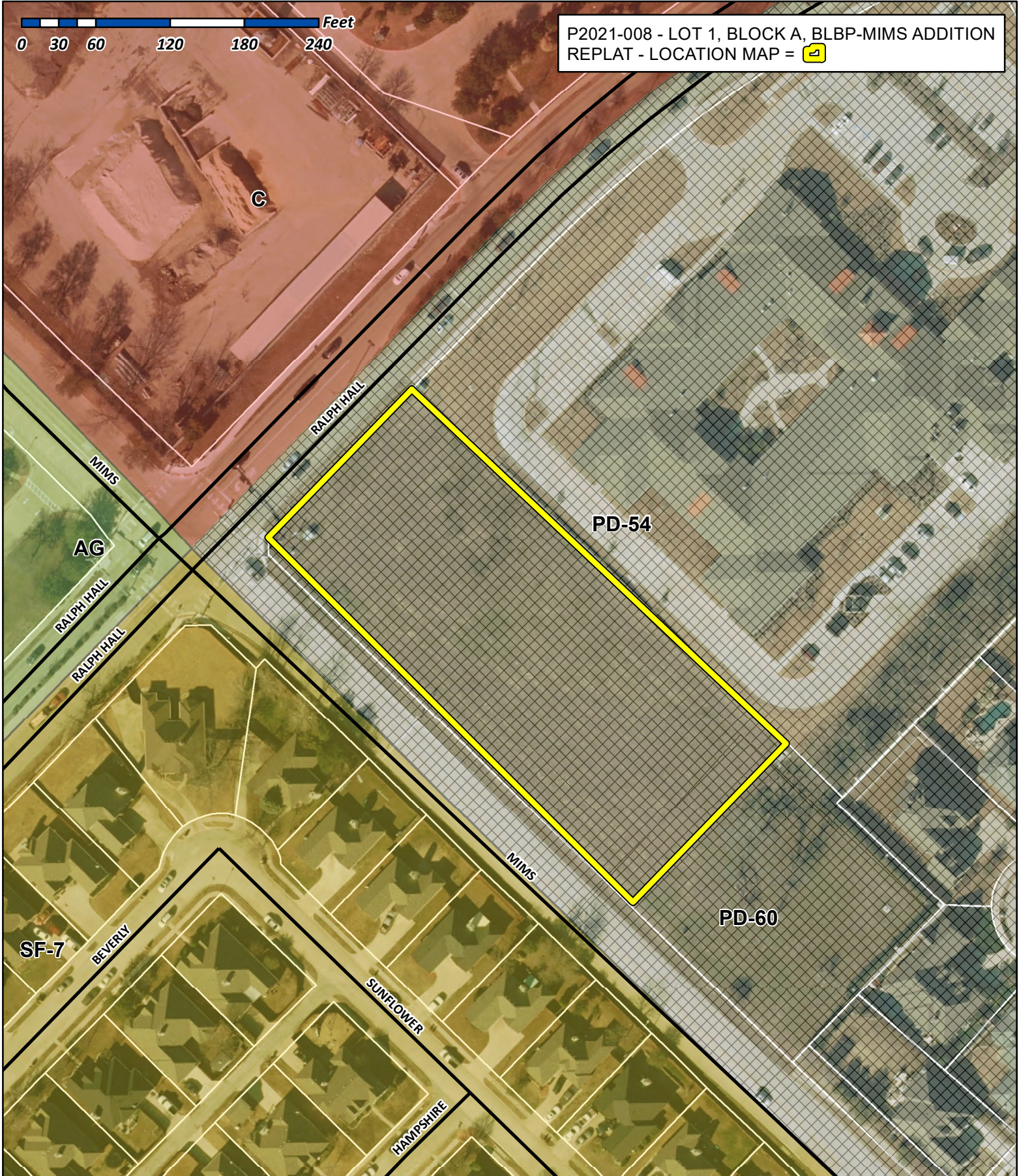
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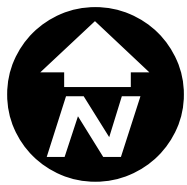
P2021-008 - LOT 1, BLOCK A, BLBP-MIMS ADDITION
REPLAT - LOCATION MAP =

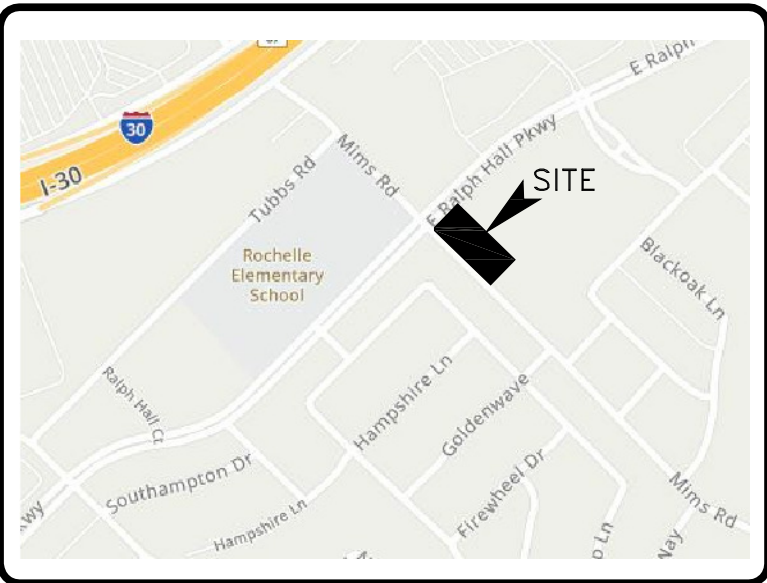


City of Rockwall

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

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





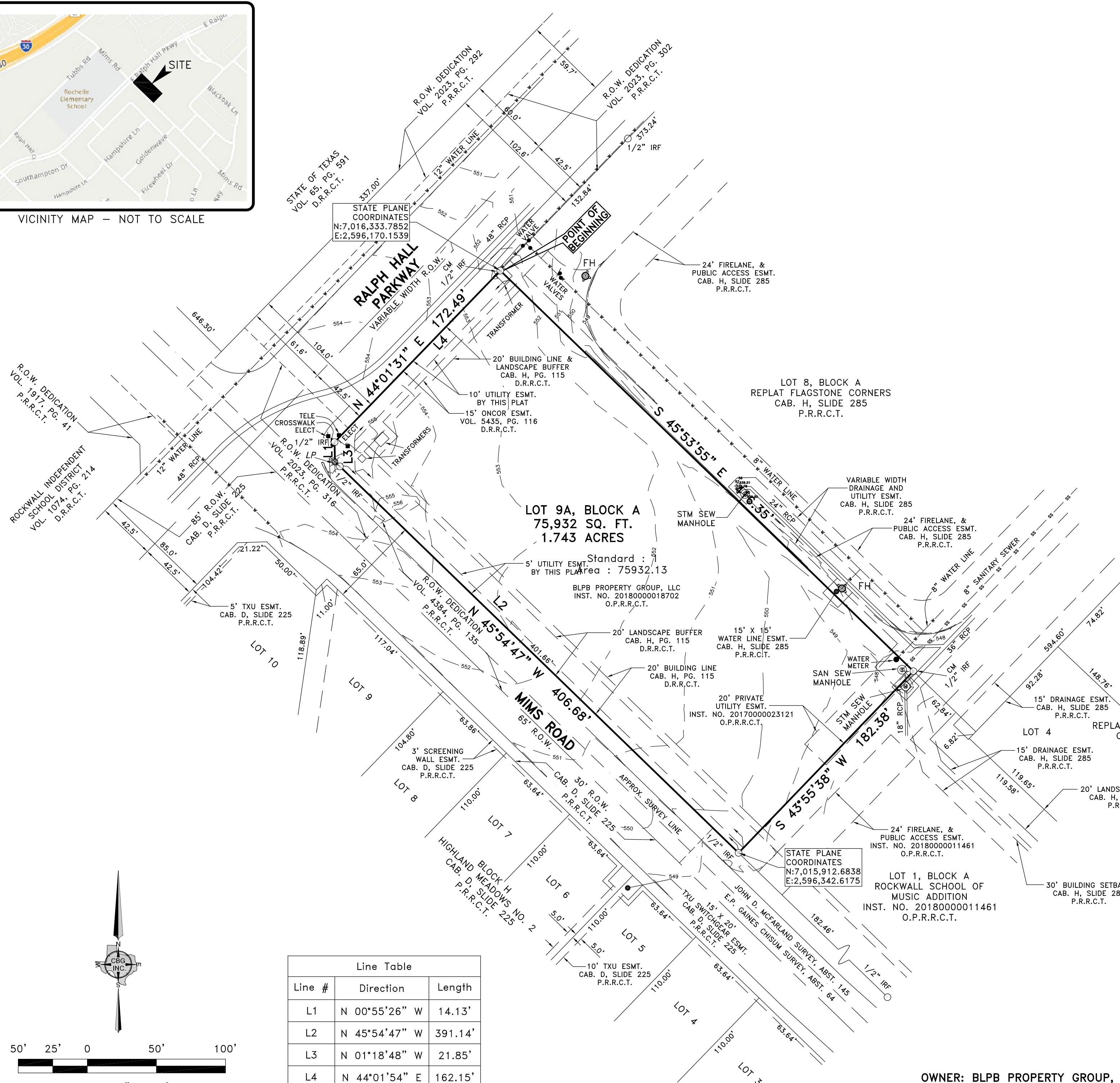
VICINITY MAP - NOT TO SCALE

LEGEND:

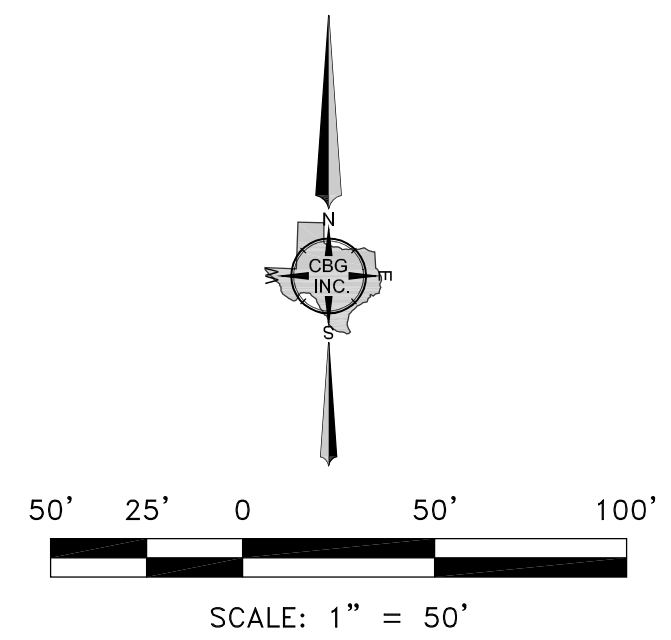
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- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



Line #	Direction	Length
L1	N 00°55'26" W	14.13'
L2	N 45°54'47" W	391.14'
L3	N 01°18'48" W	21.85'
L4	N 44°01'54" E	162.15'



(SHEET 1 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
 BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtxl.com

OWNER: BLPB PROPERTY GROUP, LLC
 991 E. I-30, STE. 103
 ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas BLPB Property Group, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, same being a portion of Lot 9, Block A, Replat Flagstone Corners, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cab. H, Slide 285, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to said BLPB Property Group, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20180000018702, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the West corner of Lot 8, of said Replat Flagstone Corners, and being in the Southeast Right-of-Way line of Ralph Hall Parkway (a variable width Right-of-Way)

THENCE South 45 degrees 53 minutes 55 seconds East, along the Southwest line of said Lot 8, a distance of 416.35 feet to a 1/2 inch iron rod found for corner, being the North corner of Lot 1, Block A, Rockwall School of Music Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Instrument No. 20180000011461, Official Public Records, Rockwall County, Texas;

THENCE South 43 degrees 55 minutes 38 seconds West, along the Northwest line of said Lot 1, a distance of 182.38 feet to a 1/2 inch iron rod found for corner, being the West corner of said Lot 1, and being in the Northeast Right-of-Way line of Mims Road (a 65 foot Right-of-Way);

THENCE North 45 degrees 54 minutes 47 seconds West, along the Northeast Right-of-Way line of said Mims Road, passing a 1/2 inch iron rod found for reference at a distance of 401.66 feet, and continuing a total distance of 406.68 feet to a light pole for corner, being at the intersection of the Northeast Right-of-Way line of said Mims Road, and the Southeast Right-of-Way line of said Ralph Hall Parkway;

THENCE 00 degrees 55 minutes 26 seconds West, a distance of 14.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 01 minutes 31 seconds East, along the Southeast Right-of-Way line of said Ralph Hall Parkway, a distance of 172.49 feet to the POINT OF BEGINNING, and containing 75,932 square feet or 1.743 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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.

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

BLPB Property Group, LLC (Owner)
a Texas limited liability company

By: _____
Dr. Mary Courtin, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. Mary Courtin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2021.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
75,932 SQ.FT. / 1.743 ACRES
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
991 E. I-30, STE. 103
ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

North: 7016044.0344' East: 2596469.1391'

Segment #1 : Line

Course: S43° 55' 37.90"W Length: 182.38'

North: 7015912.6803' East: 2596342.6141'

Segment #2 : Line

Course: N45° 54' 47.00"W Length: 406.68'

North: 7016195.6275' East: 2596050.5020'

Segment #3 : Line

Course: N00° 55' 26.00"W Length: 14.13'

North: 7016209.7557' East: 2596050.2742'

Segment #4 : Line

Course: N44° 01' 31.00"E Length: 172.49'

North: 7016333.7818' East: 2596170.1506'

Segment #5 : Line

Course: S45° 53' 55.00"E Length: 416.35'

North: 7016044.0312' East: 2596469.1354'

Perimeter: 1192.03' Area: 75932.13 Sq. Ft.

Error Closure: 0.0048 Course: S49° 35' 32.65"W

Error North: -0.00314 East: -0.00369

Precision 1: 248339.58



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: February 23, 2021
APPLICANT: Bryan Connally; *CBG Surveying Texas, LLC*
CASE NUMBER: P2021-006; *Replat for Lot 1, Block A, BLPB-Mims Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLPB Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 1.743-acre portion of an existing parcel of land (*i.e. Lot 9, Block A, Flagstone Corners Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 1, Block A, BLPB-Mims Addition*) to facilitate the development of a ~4,059 SF medical office building and a ~10,841 SF daycare facility.
- The subject property was annexed into the City of Rockwall on December 5, 1983 by *Ordinance No. 83-65*. On December 2, 2002, the City Council approved a zoning change for the subject property changing the zoning designation of the subject property from a Commercial (C) District and a Heavy Commercial (HC) District to Planned Development District 54 (PD-54) [*Ordinance No. 02-52*] for Single-Family 10 (SF-10) District land uses. On May 3, 2004, the City Council approved an amendment to Planned Development District 54 (PD-54) [*Ordinance No. 04-31*] allowing for limited Commercial (C) District land uses on the subject property. On December 8, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-031*] for a ~4,059 SF medical office building and a ~10,841 SF daycare facility. This approval was followed up by a site plan amendment [*Case No. SP2020-034*], which was approved by the Planning and Zoning Commission on December 29, 2020. This amendment made changes to the exterior building elevations of the proposed daycare facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by 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 Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 1, Block A, BLPB-Mims 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 subdivision plat;

- (2) Any construction resulting from the approval of this Replat 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: 2/19/2021

PROJECT NUMBER: P2021-008
PROJECT NAME: Replat for Lot 1, Block A, BLPB-Mims Addition
SITE ADDRESS/LOCATIONS: 702 E Ralph Hall Parkway

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLPB Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/19/2021	Approved w/ Comments

02/19/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (P2021-008) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Replat
Lot 1, Block A
BLPB-Mims Addition
Being a Replat of a Portion of Lot 9, Block A, Flagstone Corners Addition
Being a 75,932 SF or 1.743-Acre Tract of Land
Situated within the J. D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

- M.5 Please change the Lot/Block designation of the subject property from Lot 9A, Block A to Lot 1, Block A.
- M.6 Adjacent to Mims Road a 20-foot building line is labeled and referenced as Cab. H, PG. 115; however, this was a 25-foot building line. Please make the required changes.
- M.7 Remove all contour lines.
- M.8 Change the standard dedication language to account for one (1) owner {e.g. owner(s) should be changed to owner}. Also correct the lot and block designation.
- M.9 Remove any of the preliminary language used (i.e. "released for review 02/11/2021 preliminary ...").
- M.10 On the first callout in the legal description (i.e. 416.35') the metes and bounds description is not legible. Move this callout so that it does not overlap site information.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning and Zoning Commission Meeting for this case will be held on February 23, 2021.
- I.12 The projected City Council meeting date for this case will be March 1, 2021.

I.13 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.14 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/19/2021	Needs Review
02/19/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/19/2021	Approved w/ Comments
02/18/2021: 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 East Ralph Hall Parkway

SUBDIVISION Replat Flagstone Corners

LOT

9

BLOCK

A

GENERAL LOCATION Intersection of East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-54

CURRENT USE Vacant

PROPOSED ZONING PD-54

PROPOSED USE Day Care

ACREAGE 1.743

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] OWNER BLBP Property Group APPLICANT CBG Surveying Texas, LLC

CONTACT PERSON Dr. Mary Courtin

CONTACT PERSON Bryan Connally

ADDRESS 991 E I-30 #103

ADDRESS 12025 Shiloh Road, Suite 230

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Dallas, Texas 75228

PHONE 214-471-3810

PHONE 214-349-9485

E-MAIL marycourtin@yahoo.com

E-MAIL bryanc@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mary Courtin [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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF February, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February, 20 21.


OWNER'S SIGNATURE _____

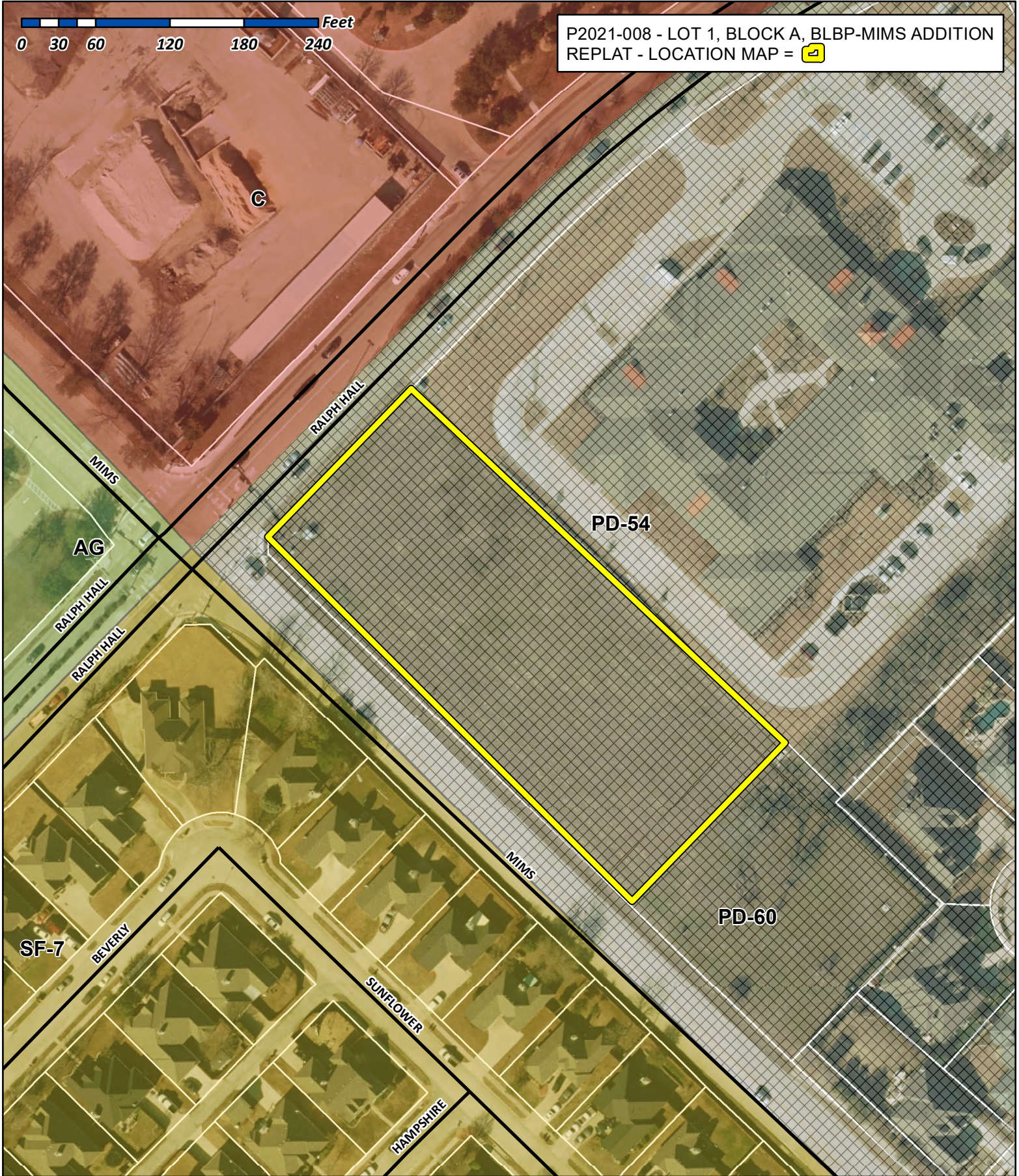
E6229244FAB34E1

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



0 30 60 120 180 240 Feet

P2021-008 - LOT 1, BLOCK A, BLBP-MIMS ADDITION
REPLAT - LOCATION MAP = 

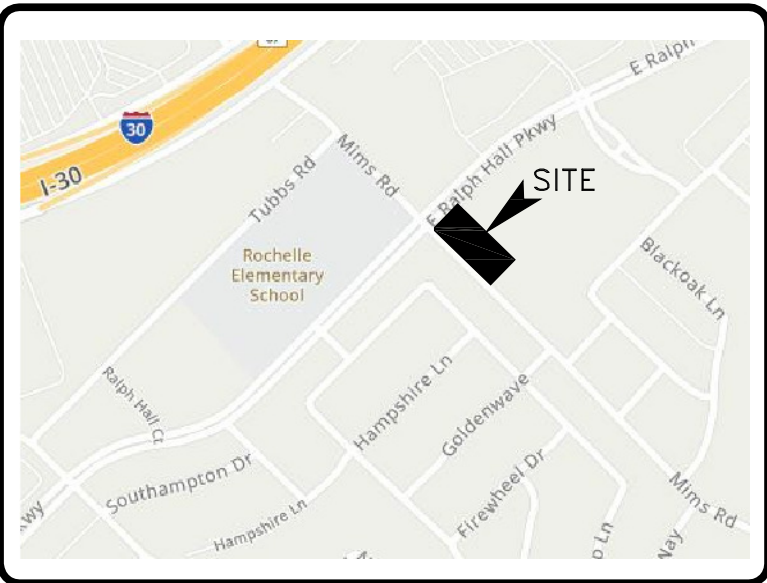


City of Rockwall

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

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





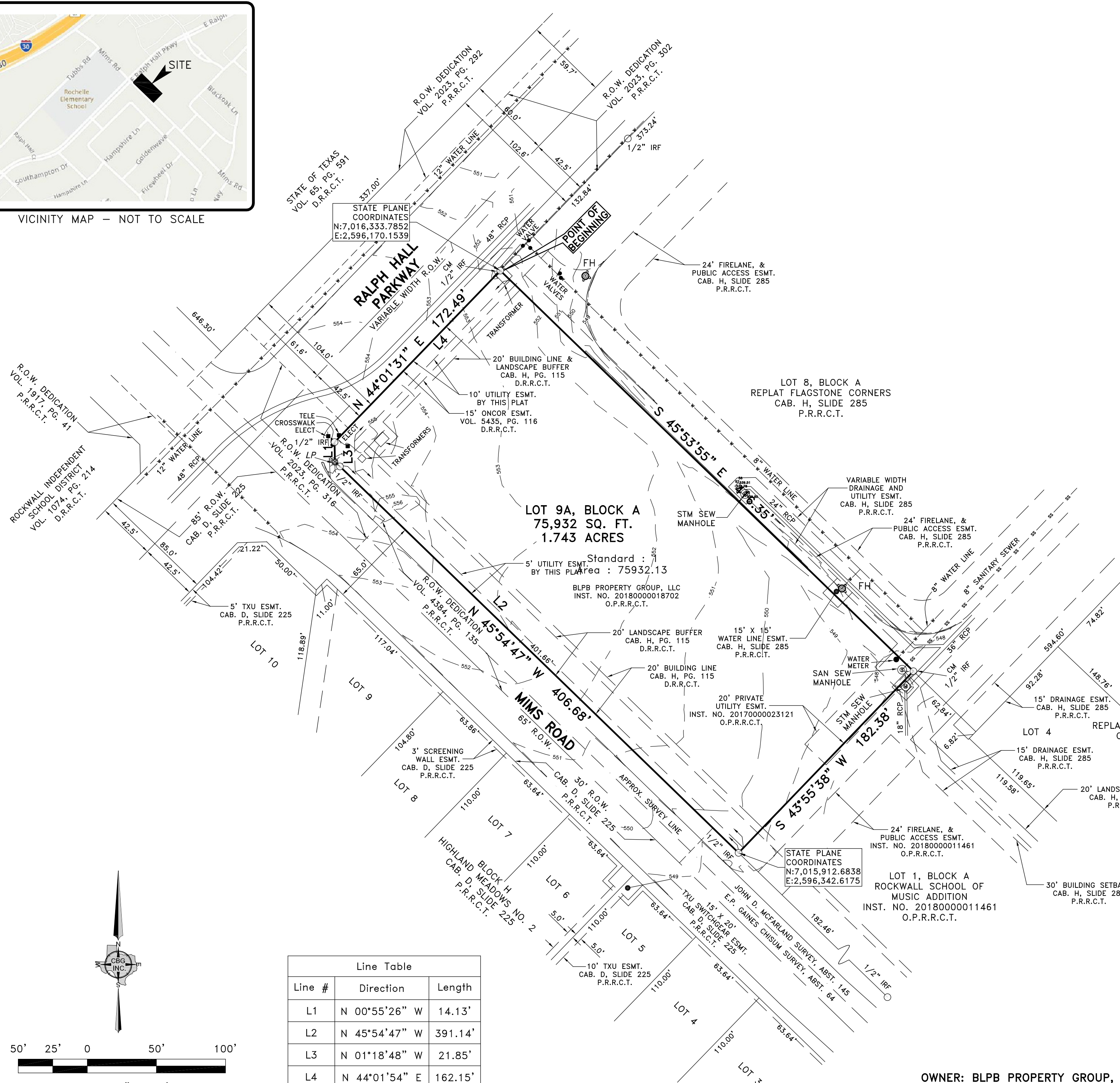
VICINITY MAP - NOT TO SCALE

LEGEND:

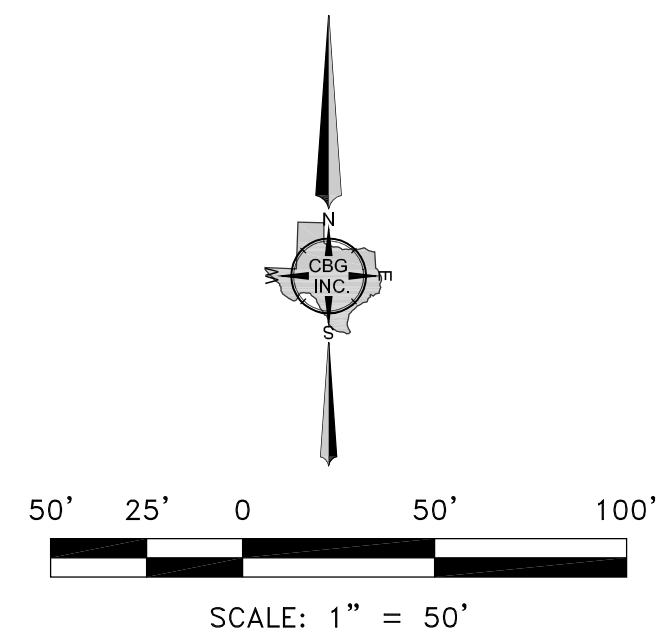
- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- APPROX. APPROXIMATE
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS, CAB. H, SLIDE 285, P.R.R.C.T.
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(SHEET 1 OF 2)

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BLPB-MIMS ADDITION
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 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
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 Firm No. 10168800
 www.cbgtllc.com

OWNER: BLPB PROPERTY GROUP, LLC
 991 E. I-30, STE. 103
 ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas BLPB Property Group, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, same being a portion of Lot 9, Block A, Replat Flagstone Corners, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cab. H, Slide 285, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to said BLPB Property Group, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20180000018702, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the West corner of Lot 8, of said Replat Flagstone Corners, and being in the Southeast Right-of-Way line of Ralph Hall Parkway (a variable width Right-of-Way)

THENCE South 45 degrees 53 minutes 55 seconds East, along the Southwest line of said Lot 8, a distance of 416.35 feet to a 1/2 inch iron rod found for corner, being the North corner of Lot 1, Block A, Rockwall School of Music Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Instrument No. 20180000011461, Official Public Records, Rockwall County, Texas;

THENCE South 43 degrees 55 minutes 38 seconds West, along the Northwest line of said Lot 1, a distance of 182.38 feet to a 1/2 inch iron rod found for corner, being the West corner of said Lot 1, and being in the Northeast Right-of-Way line of Mims Road (a 65 foot Right-of-Way);

THENCE North 45 degrees 54 minutes 47 seconds West, along the Northeast Right-of-Way line of said Mims Road, passing a 1/2 inch iron rod found for reference at a distance of 401.66 feet, and continuing a total distance of 406.68 feet to a light pole for corner, being at the intersection of the Northeast Right-of-Way line of said Mims Road, and the Southeast Right-of-Way line of said Ralph Hall Parkway;

THENCE 00 degrees 55 minutes 26 seconds West, a distance of 14.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 01 minutes 31 seconds East, along the Southeast Right-of-Way line of said Ralph Hall Parkway, a distance of 172.49 feet to the POINT OF BEGINNING, and containing 75,932 square feet or 1.743 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 9A, BLOCK A, BLPB-MIMS ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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.

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

BLPB Property Group, LLC (Owner)
a Texas limited liability company

By: _____
Dr. Mary Courtin, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. Mary Courtin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2021.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
75,932 SQ.FT. / 1.743 ACRES
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
991 E. I-30, STE. 103
ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

North: 7016044.0344' East: 2596469.1391'

Segment #1 : Line

Course: S43° 55' 37.90"W Length: 182.38'

North: 7015912.6803' East: 2596342.6141'

Segment #2 : Line

Course: N45° 54' 47.00"W Length: 406.68'

North: 7016195.6275' East: 2596050.5020'

Segment #3 : Line

Course: N00° 55' 26.00"W Length: 14.13'

North: 7016209.7557' East: 2596050.2742'

Segment #4 : Line

Course: N44° 01' 31.00"E Length: 172.49'

North: 7016333.7818' East: 2596170.1506'

Segment #5 : Line

Course: S45° 53' 55.00"E Length: 416.35'

North: 7016044.0312' East: 2596469.1354'

Perimeter: 1192.03' Area: 75932.13 Sq. Ft.

Error Closure: 0.0048 Course: S49° 35' 32.65"W

Error North: -0.00314 East: -0.00369

Precision 1: 248339.58



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: March 1, 2021
APPLICANT: Bryan Connally; *CBG Surveying Texas, LLC*
CASE NUMBER: P2021-008; *Replat for Lot 1, Block A, BLPB-Mims Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf of Dr. Mary Courtin of BLPB Property Group for the approval of a Replat for Lot 1, Block A, BLPB-Mims Addition being a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 1.743-acre portion of an existing parcel of land (*i.e. Lot 9, Block A, Flagstone Corners Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 1, Block A, BLPB-Mims Addition*) to facilitate the development of a ~4,059 SF medical office building and a ~10,841 SF daycare facility.
- The subject property was annexed into the City of Rockwall on December 5, 1983 by *Ordinance No. 83-65*. On December 2, 2002, the City Council approved a zoning change for the subject property changing the zoning designation of the subject property from a Commercial (C) District and a Heavy Commercial (HC) District to Planned Development District 54 (PD-54) [*Ordinance No. 02-52*] for Single-Family 10 (SF-10) District land uses. On May 3, 2004, the City Council approved an amendment to Planned Development District 54 (PD-54) [*Ordinance No. 04-31*] allowing for limited Commercial (C) District land uses on the subject property. On December 8, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-031*] for a ~4,059 SF medical office building and a ~10,841 SF daycare facility. This approval was followed up by a site plan amendment [*Case No. SP2020-034*], which was approved by the Planning and Zoning Commission on December 29, 2020. This amendment made changes to the exterior building elevations of the proposed daycare facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by 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 Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 1, Block A, BLPB-Mims 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 subdivision plat;

- (2) Any construction resulting from the approval of this Replat 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 February 23, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 5-0, with Commissioners Womble and Thomas absent.



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 East Ralph Hall Parkway

SUBDIVISION Replat Flagstone Corners

LOT

9

BLOCK

A

GENERAL LOCATION Intersection of East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-54

CURRENT USE Vacant

PROPOSED ZONING PD-54

PROPOSED USE Day Care

ACREAGE 1.743

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] OWNER BLBP Property Group APPLICANT CBG Surveying Texas, LLC

CONTACT PERSON Dr. Mary Courtin

CONTACT PERSON Bryan Connally

ADDRESS 991 E I-30 #103

ADDRESS 12025 Shiloh Road, Suite 230

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Dallas, Texas 75228

PHONE 214-471-3810

PHONE 214-349-9485

E-MAIL marycourtin@yahoo.com

E-MAIL bryanc@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mary Courtin [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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF February, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February, 20 21.

OWNER'S SIGNATURE


Mary Courtin
 E6229244FAB34E1

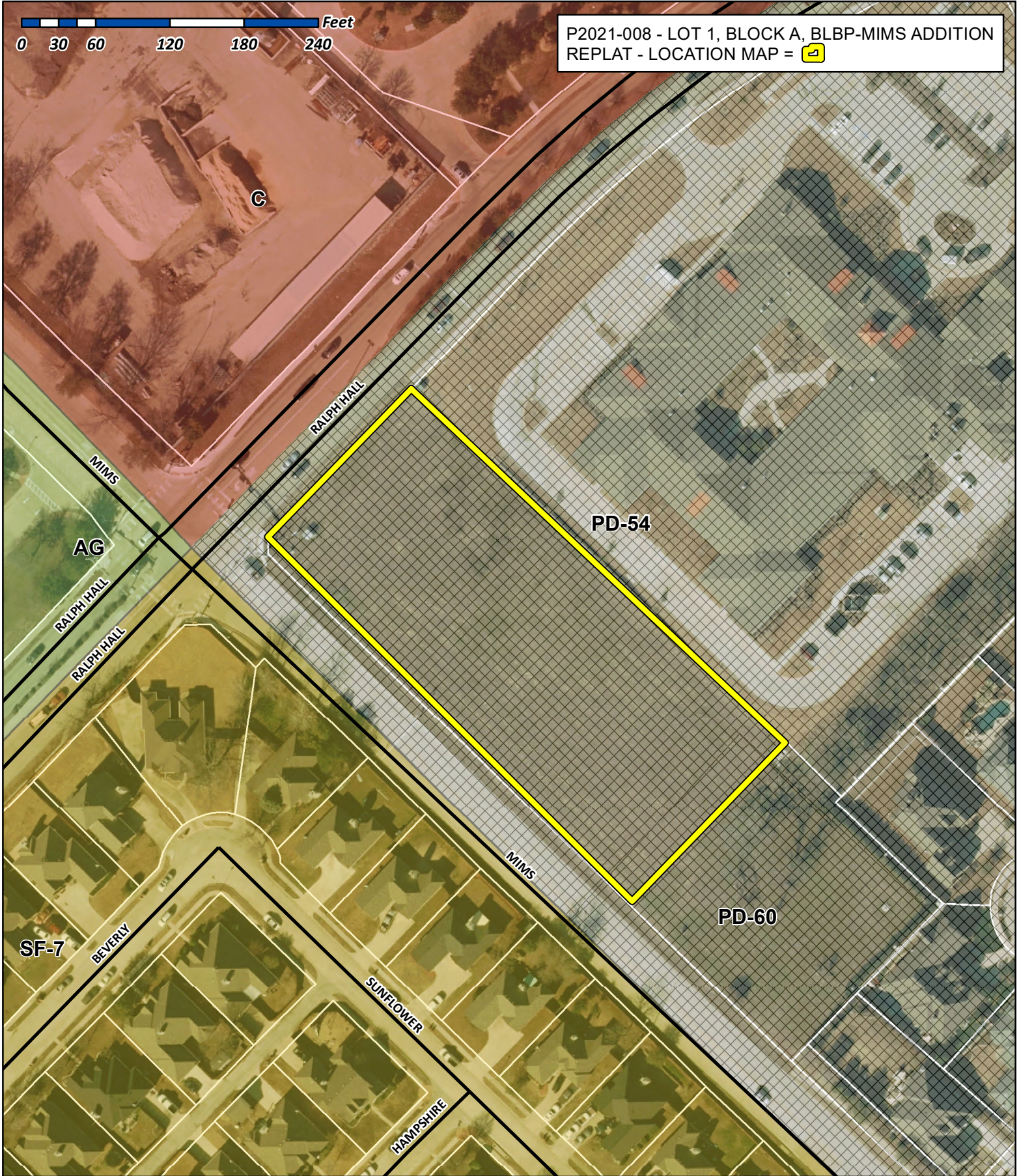
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chloe Christian



0 30 60 120 180 240 Feet

P2021-008 - LOT 1, BLOCK A, BLBP-MIMS ADDITION
REPLAT - LOCATION MAP = 

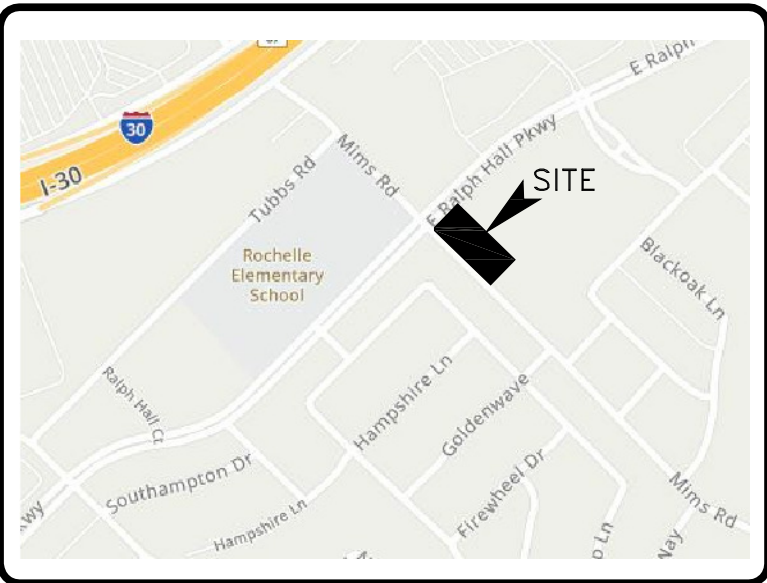


City of Rockwall

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

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





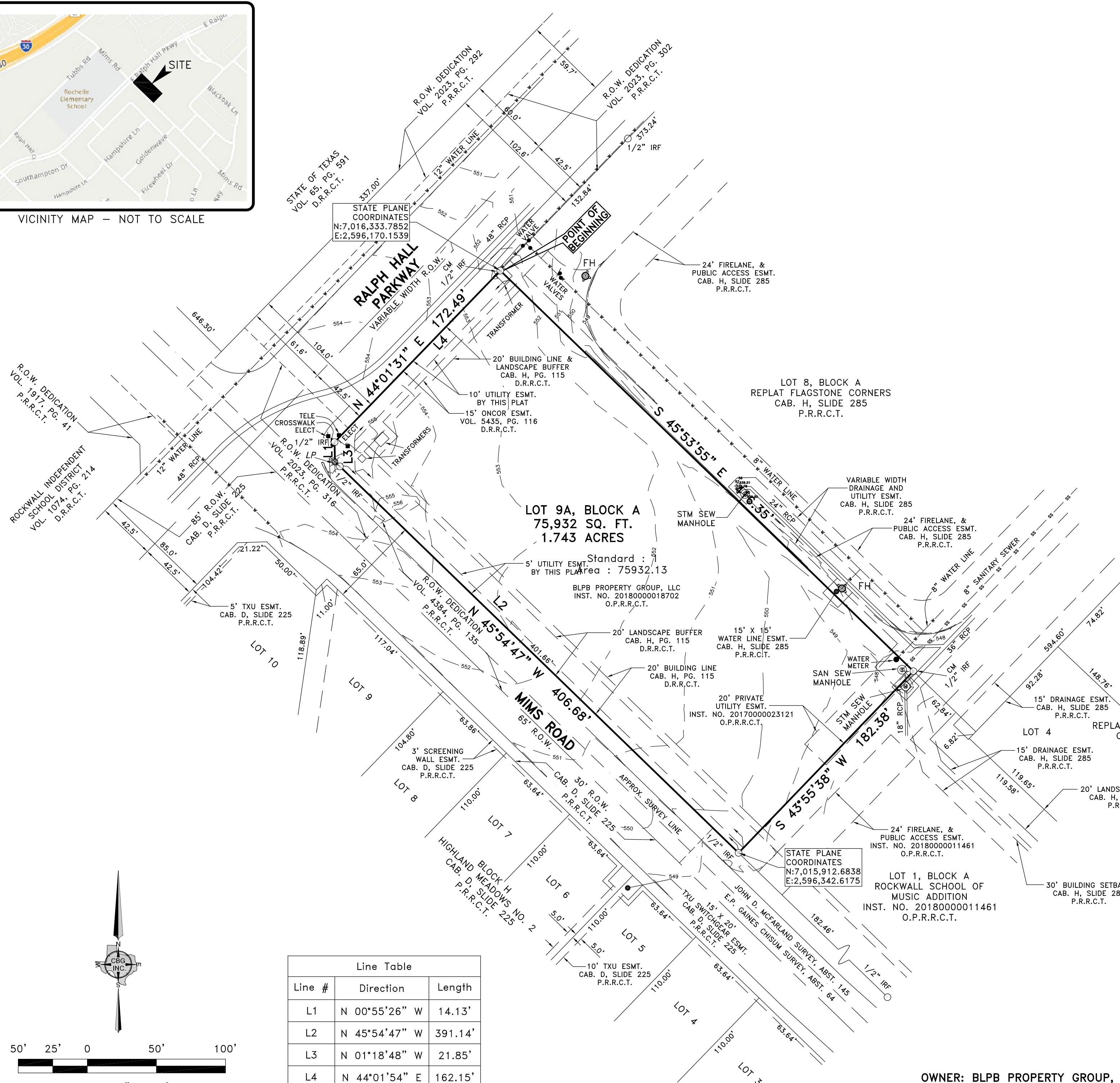
VICINITY MAP - NOT TO SCALE

LEGEND:

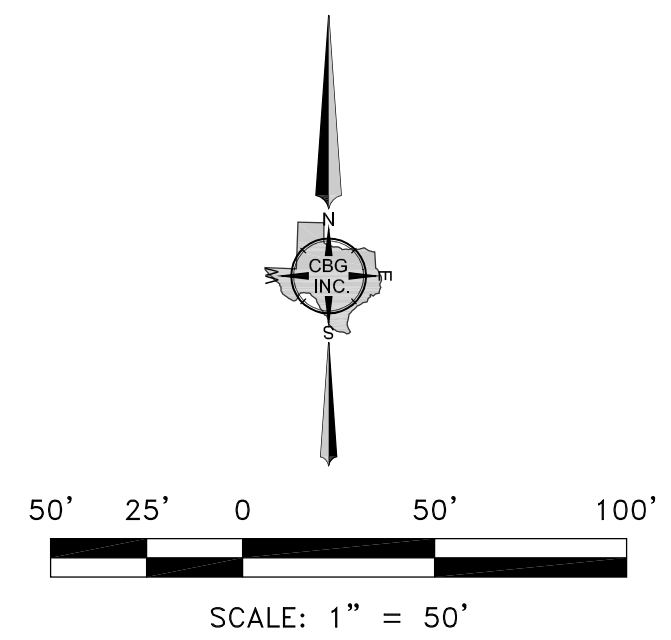
- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- APPROX. APPROXIMATE
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS, CAB. H, SLIDE 285, P.R.R.C.T.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



Line #	Direction	Length
L1	N 00°55'26" W	14.13'
L2	N 45°54'47" W	391.14'
L3	N 01°18'48" W	21.85'
L4	N 44°01'54" E	162.15'



(SHEET 1 OF 2)

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 BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
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PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

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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.

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

BLPB Property Group, LLC (Owner)
a Texas limited liability company

By: _____
Dr. Mary Courtin, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. Mary Courtin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2021.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
75,932 SQ.FT. / 1.743 ACRES
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
991 E. I-30, STE. 103
ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. SP-2020-031

North: 7016044.0344' East: 2596469.1391'

Segment #1 : Line

Course: S43° 55' 37.90"W Length: 182.38'

North: 7015912.6803' East: 2596342.6141'

Segment #2 : Line

Course: N45° 54' 47.00"W Length: 406.68'

North: 7016195.6275' East: 2596050.5020'

Segment #3 : Line

Course: N00° 55' 26.00"W Length: 14.13'

North: 7016209.7557' East: 2596050.2742'

Segment #4 : Line

Course: N44° 01' 31.00"E Length: 172.49'

North: 7016333.7818' East: 2596170.1506'

Segment #5 : Line

Course: S45° 53' 55.00"E Length: 416.35'

North: 7016044.0312' East: 2596469.1354'

Perimeter: 1192.03' Area: 75932.13 Sq. Ft.

Error Closure: 0.0048 Course: S49° 35' 32.65"W

Error North: -0.00314 East: -0.00369

Precision 1: 248339.58



March 15, 2021

TO: Bryan Connally
CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 230
Dallas, TX 75228

COPY: Dr. Mary Courtin
BLBP Property Group
991 E. IH-30 #130
Rockwall, TX 75032

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

SUBJECT: P2021-008; *Replat for Lot 1, Block A, BLPB-Mims Addition*

Mr. Connally:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

M - For reference, include the case number (P2021-008) in the lower right-hand corner of all pages of all revised plan submittals.*

M -Please change the title block as follows: *

Replat
Lot 1, Block A
BLPB-Mims Addition
Being a Replat of a Portion of Lot 9, Block A, Flagstone Corners Addition
Being a 75,932 SF or 1.743-Acre Tract of Land
Situated within the J. D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

M - Please change the Lot/Block designation of the subject property from Lot 9A, Block A to Lot 1, Block A. *

M - Adjacent to Mims Road a 20-foot building line is labeled and referenced as *Cab. H, PG. 115*; however, this was a 25-foot building line. Please make the required changes. *

M - Remove all contour lines. *

M - Change the standard dedication language to account for one (1) owner {e.g. *owner(s) should be changed to owner*}. Also correct the lot and block designation. *

M - Remove any of the preliminary language used (i.e. "*released for review 02/11/2021 preliminary ...*"). *

M - On the first callout in the legal description (i.e. 416.35') the metes and bounds description is not legible. Move this callout so that it does not overlap site information. *

* Chapter 38, *Subdivision Ordinance, Municipal Code of Ordinances*

Engineering Staff Comments

- M - This is not a preliminary plat. Update title block.
- M - Turn off a property contours, and utilities.
- M - Adjust overlapping text.

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

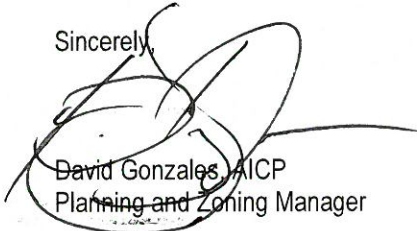
On February 23, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 5-0, with Commissioners Womble and Thomas absent.

City Council

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

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

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Tuesday, February 23, 2021 12:35 PM
To: Bryan Connally
Cc: 'Mary Courtin'
Subject: P&Z Meeting Tonight
Attachments: Packet [P&Z] (02.23.2021).pdf

Bryan,

Please find attached staff report, comments, and dates associated with your request. Please review and let me know if you have any questions. As a note, the plat will be on the Planning and Zoning Commission agenda as a consent item this evening. There is no need to be present for this meeting.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)
