



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-032 P&Z DATE 07/13/21 CC DATE 07/19/21 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 checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
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. P2021-032

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- 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 600 Turtle Cove Blvd.

SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

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 Centers for Peace & Mercy APPLICANT

CONTACT PERSON Abdul L. Khan CONTACT PERSON D + M Construction

ADDRESS 4152 Greentield Dr. ADDRESS 755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082 CITY, STATE & ZIP Rockwall Tx

PHONE 469-870-6020 PHONE 469-456-5935

E-MAIL hafzab@hotmail.com E-MAIL D-Srouji@SBCGlobal.net

NOTARY VERIFICATION [REQUIRED]

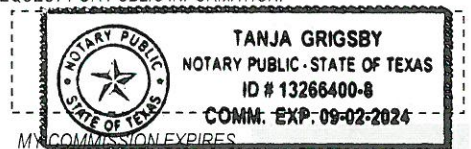
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

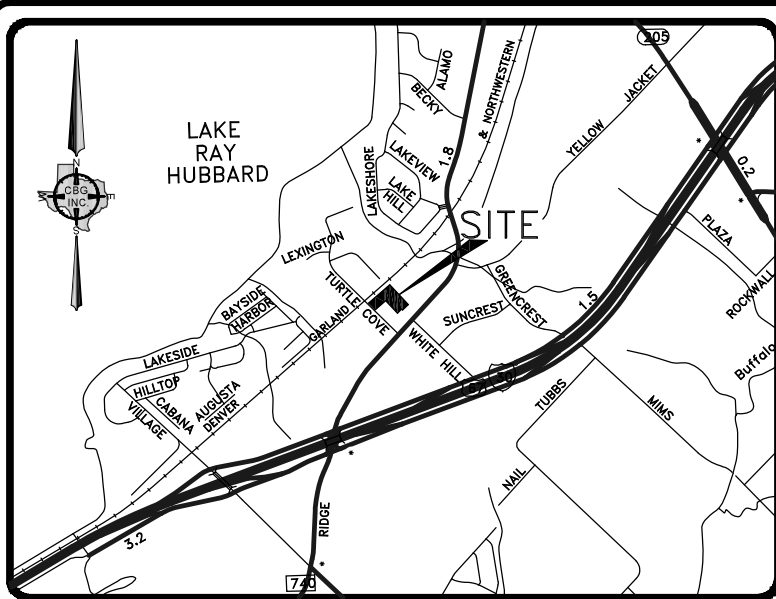
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

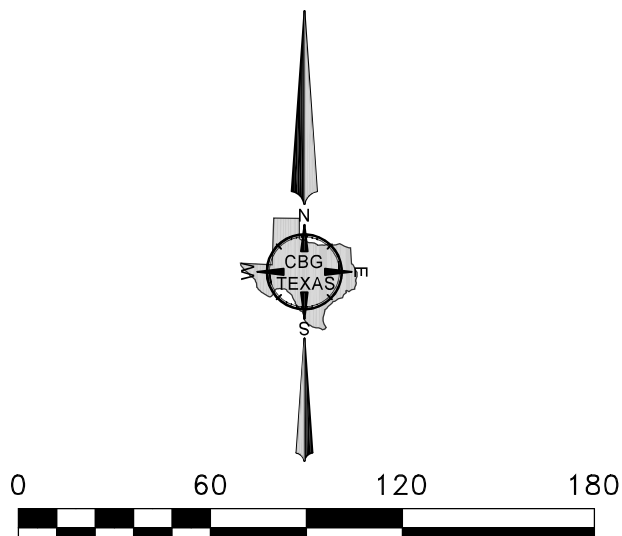
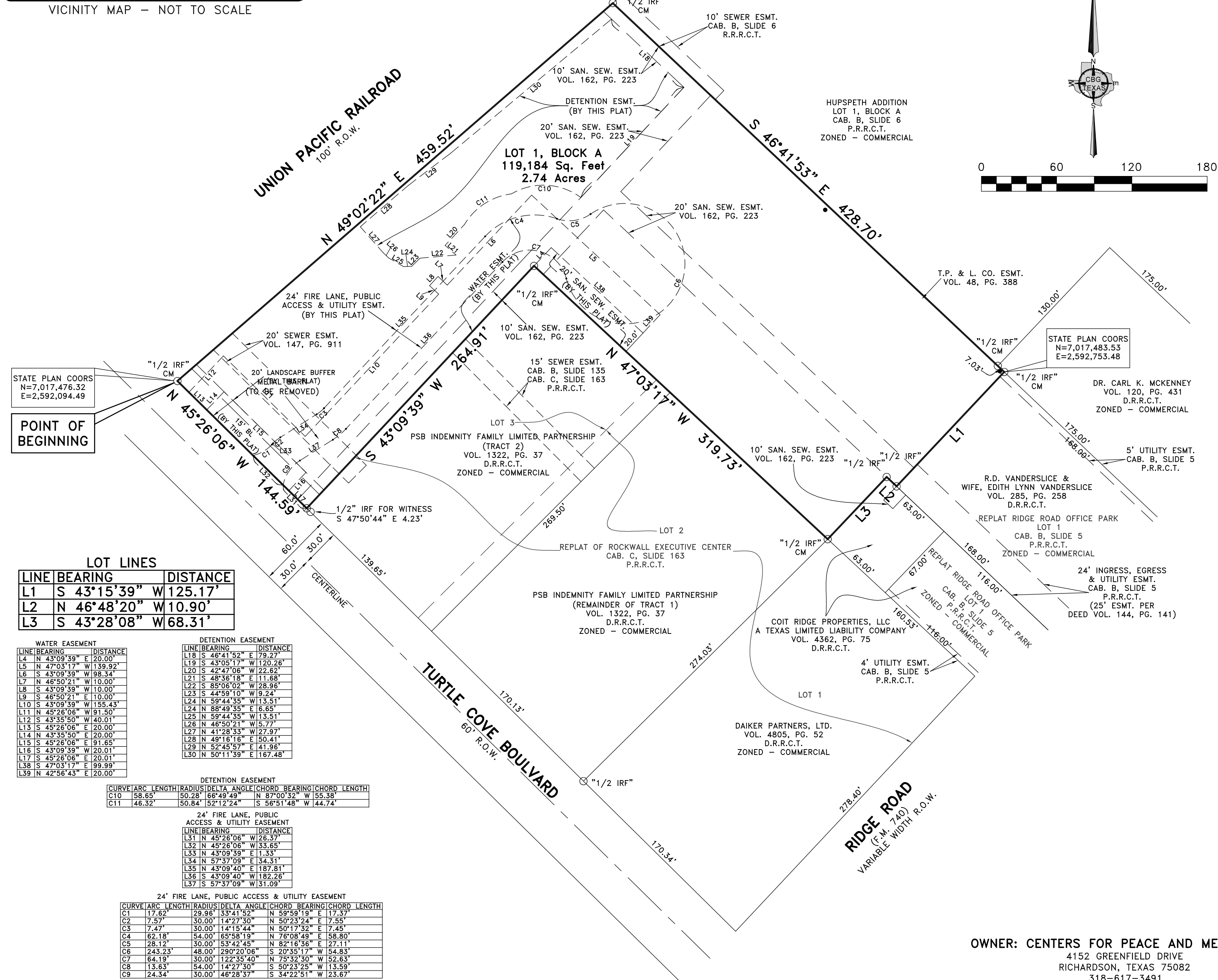
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





VICINITY MAP - NOT TO SCALE



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.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 4) 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.
- 5) 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.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

LOT LINES

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

WATER EASEMENT			DETENTION EASEMENT		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'	L18	S 46°41'52" E	79.27'
L5	N 47°03'17" W	139.92'	L19	S 43°05'17" W	120.26'
L6	S 43°09'39" W	98.34'	L20	S 42°47'06" E	22.62'
L7	N 46°50'21" W	10.00'	L21	S 48°36'18" E	11.68'
L8	S 43°09'39" W	10.00'	L22	S 85°06'02" W	28.96'
L9	S 46°50'21" E	10.00'	L23	S 44°59'10" W	9.24'
L10	S 43°09'39" W	155.43'	L24	N 59°44'35" W	13.51'
L11	N 45°26'06" W	91.50'	L24	N 88°49'35" E	6.65'
L12	S 43°35'50" W	40.01'	L25	N 59°44'35" W	13.51'
L13	S 45°26'06" E	20.00'	L26	N 48°50'21" W	5.77'
L14	N 43°35'50" E	20.00'	L27	N 41°28'53" W	27.97'
L15	S 45°26'06" E	91.65'	L28	N 49°16'16" E	50.41'
L16	S 43°09'39" W	20.01'	L29	N 52°45'57" E	41.96'
L17	S 45°26'06" E	20.01'	L30	N 50°11'59" E	167.48'
L18	S 47°03'17" E	99.99'			
L19	N 42°56'43" E	20.00'			

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	N 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

LEGEND:

- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
- 1/2 IRF STAMPED "CBG SURVEYING"
- CM 1/2 INCH IRON ROD FOUND
- N CONTROLLING MONUMENT
- E NORTHING
- VOL EASTING
- PG VOLUME
- P.R.O.W. PAGE
- CAB. RIGHT-OF-WAY
- SQ.FT. CABINET
- D.R.R.C.T. SQUARE FEET
- R.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

FINAL PLAT
CENTERS FOR PEACE AND MERCY
 LOT 1, BLOCK A
 119,184 SQ.FT. / 2.74 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CENTERS FOR PEACE AND MERCY, INC.
 4152 GREENFIELD DRIVE
 RICHARDSON, TEXAS 75082
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO
 CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., 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 E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 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 **CENTERS FOR PEACE AND MERCY**, 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 **CENTERS FOR PEACE AND MERCY** 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

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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 3/12/2021 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

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

RECOMMENDED FOR FINAL APPROVAL

_____ Date _____
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the 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

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-032

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SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER Centers for Peace & Mercy APPLICANT

CONTACT PERSON Abdul L. Khan CONTACT PERSON D + M Construction

ADDRESS 4152 Greentield Dr. ADDRESS 755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082 CITY, STATE & ZIP Rockwall Tx

PHONE 469-870-6000 PHONE 469-456-5935

E-MAIL hafzab@hotmail.com E-MAIL D-Srouji@SBCGlobal.net

NOTARY VERIFICATION [REQUIRED]

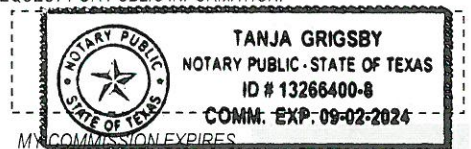
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-032- LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY
FINAL PLAT - LOCATION MAP = 

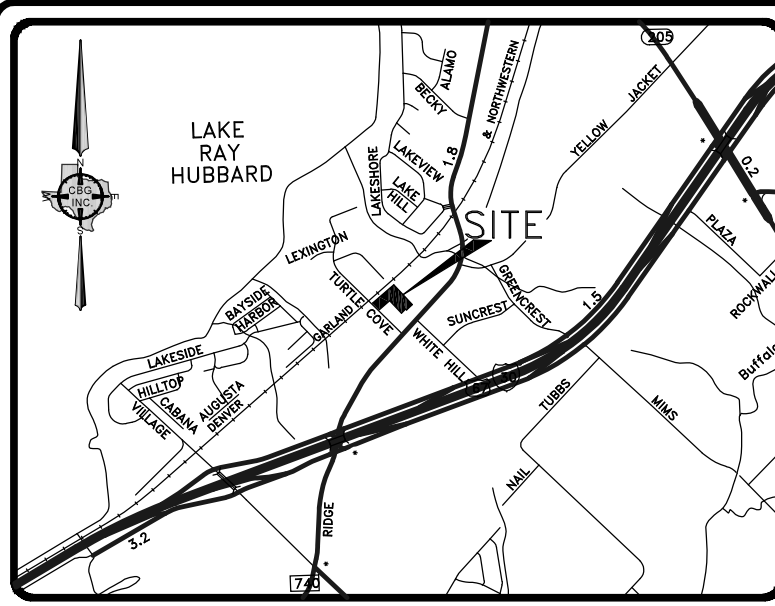


City of Rockwall

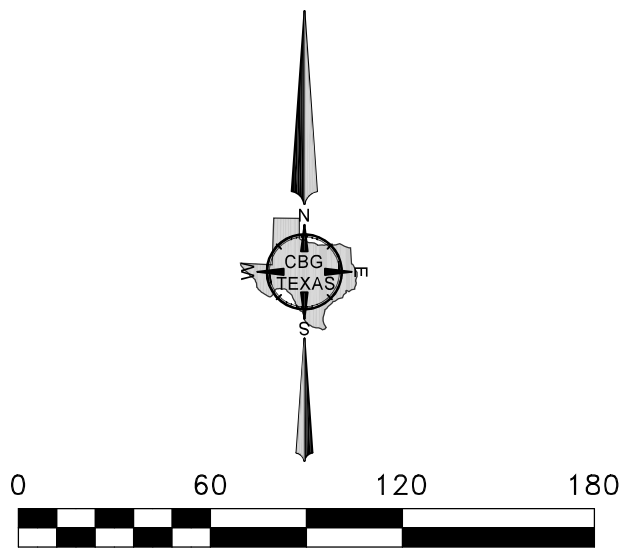
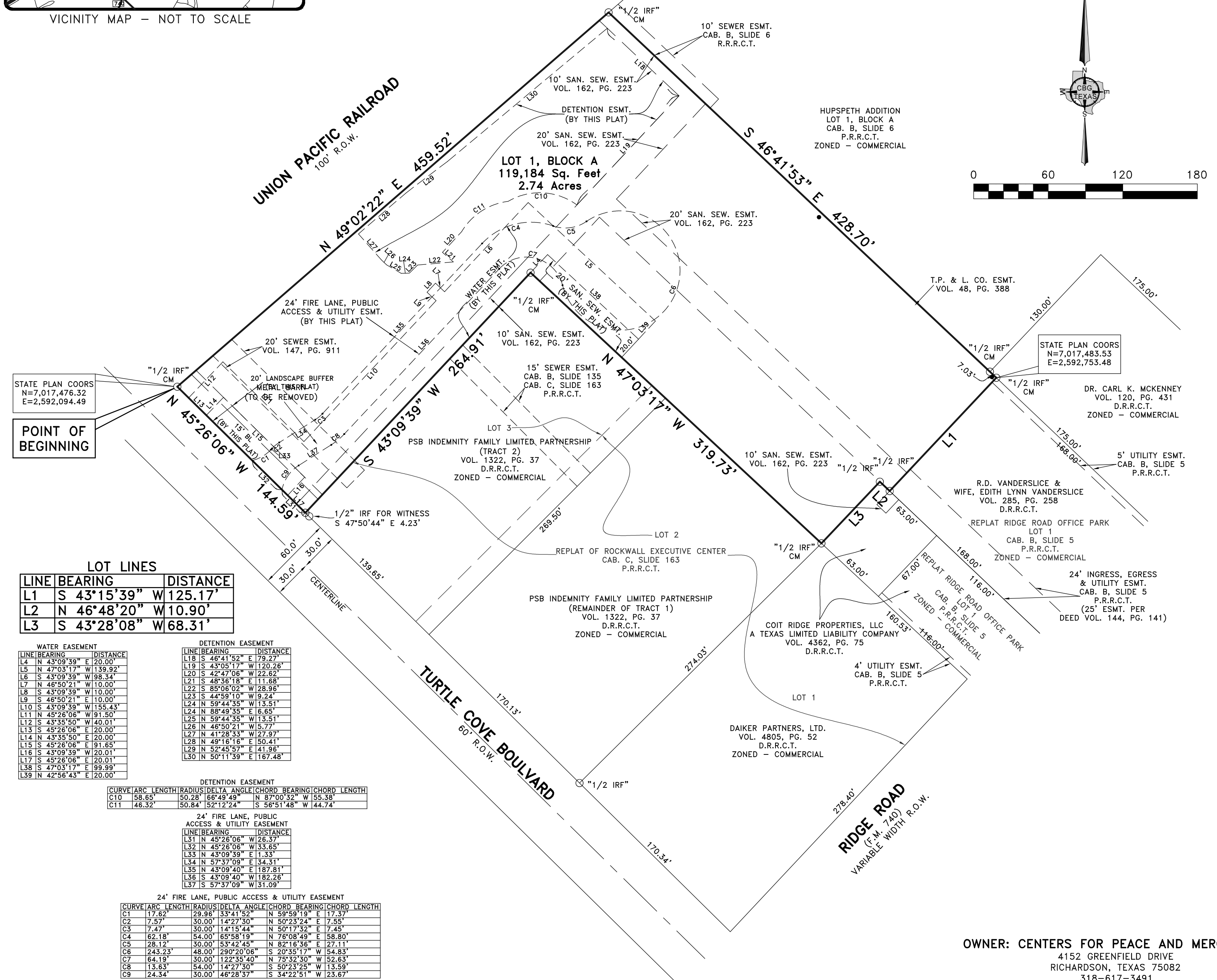
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



- 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.
 - 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 4) 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.
 - 5) 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.
 - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

LOT LINES

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

WATER EASEMENT

LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'
L5	N 47°03'17" W	139.92'
L6	S 43°09'39" W	98.34'
L7	N 46°50'21" W	10.00'
L8	S 43°09'39" W	10.00'
L9	S 46°50'21" E	10.00'
L10	S 43°09'39" W	155.43'
L11	N 45°26'06" W	91.50'
L12	S 43°35'50" W	40.01'
L13	S 45°26'06" E	20.00'
L14	N 43°35'50" E	20.00'
L15	S 45°26'06" E	91.65'
L16	S 43°09'39" W	20.01'
L17	S 45°26'06" E	20.01'
L18	S 47°03'17" E	99.99'
L19	N 42°56'43" E	20.00'

DETENTION EASEMENT

LINE	BEARING	DISTANCE
L18	S 46°41'52" E	79.27'
L19	S 43°05'17" W	120.26'
L20	S 42°47'06" W	22.62'
L21	S 48°36'18" E	11.68'
L22	S 85°06'02" W	28.96'
L23	S 44°59'10" W	9.24'
L24	N 59°44'35" W	13.51'
L24	N 88°49'35" E	6.65'
L25	N 59°44'35" W	13.51'
L26	N 48°50'21" W	5.77'
L27	N 41°28'53" W	27.97'
L28	N 49°16'16" E	50.41'
L29	N 52°45'57" E	41.96'
L30	N 50°11'59" E	167.48'

DETENTION EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	S 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

- LEGEND:**
- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
 - 1/2 IRF 1/2 INCH IRON ROD FOUND
 - CM CONTROLLING MONUMENT
 - N NORTHING
 - E EASTING
 - VOL VOLUME
 - PG PAGE
 - R.O.W. RIGHT-OF-WAY
 - CAB. CABINET
 - SQ.FT. SQUARE FEET
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - R.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

FINAL PLAT
CENTERS FOR PEACE AND MERCY
 LOT 1, BLOCK A
 119,184 SQ.FT. / 2.74 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 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: CENTERS FOR PEACE AND MERCY, INC.
 4152 GREENFIELD DRIVE
 RICHARDSON, TEXAS 75082
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO
 CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., 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 E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 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 **CENTERS FOR PEACE AND MERCY**, 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 **CENTERS FOR PEACE AND MERCY** 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

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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 3/12/2021 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

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

RECOMMENDED FOR FINAL APPROVAL

_____ Date _____
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the 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

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 29, 2021
APPLICANT: David Srouji; *D&M Construction*
CASE NUMBER: P2021-032; *Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition*

SUMMARY

Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 2.74-acre tract of land (*i.e. Lots 1, Block A, Centers for Peace and Mercy Addition*) for the purpose of developing the subject property (*i.e. Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64*) in two phases. Additionally, the final plat will establish the necessary easements (*i.e. firelane, access, utility and detention*) for development of the site.
- The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04*. Between the time of annexation and the historic zoning maps established designation of Commercial (C) District, the subject property has been zoned Commercial (C) District since at least January 3, 1972 (*i.e. historic zoning map*). On June 25, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-014*] for a ~4,535 SF retail facility and house of worship on a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64 (*i.e. Lot 1, Block A, Centers for Peace and Mercy Addition*).
- 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 Final Plat for Lot 1, Block A, Centers for Peace and Mercy 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) 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: 6/25/2021

PROJECT NUMBER: P2021-032
PROJECT NAME: Lot 1, Block A, Centers for Peace and Mercy
SITE ADDRESS/LOCATIONS: 600 TURTLE COVE BLVD, ROCKWALL, 75087

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

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/23/2021	Approved w/ Comments

06/23/2021: P2021-032; Final Plat for Lot 1, Block A, Center for Peace and Mercy Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-032) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Remove the label '20-ft Landscape Buffer' from page of the plat. [Subsection 04.01, of Article 11, UDC]

M.6 Indicate all proposed corner clips (i.e. visibility triangles). [Subsection 01.08(B)(1), of Article 05, UDC]

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

M.8 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

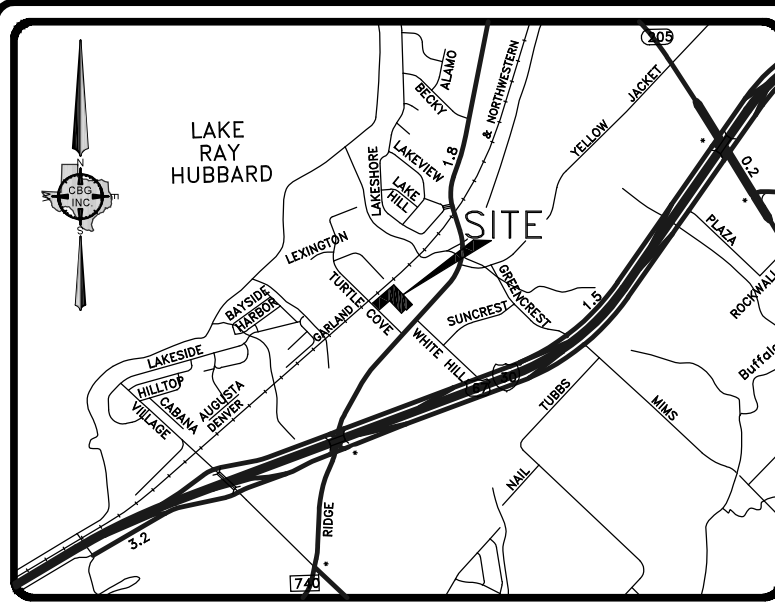
I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on June 29, 2021.

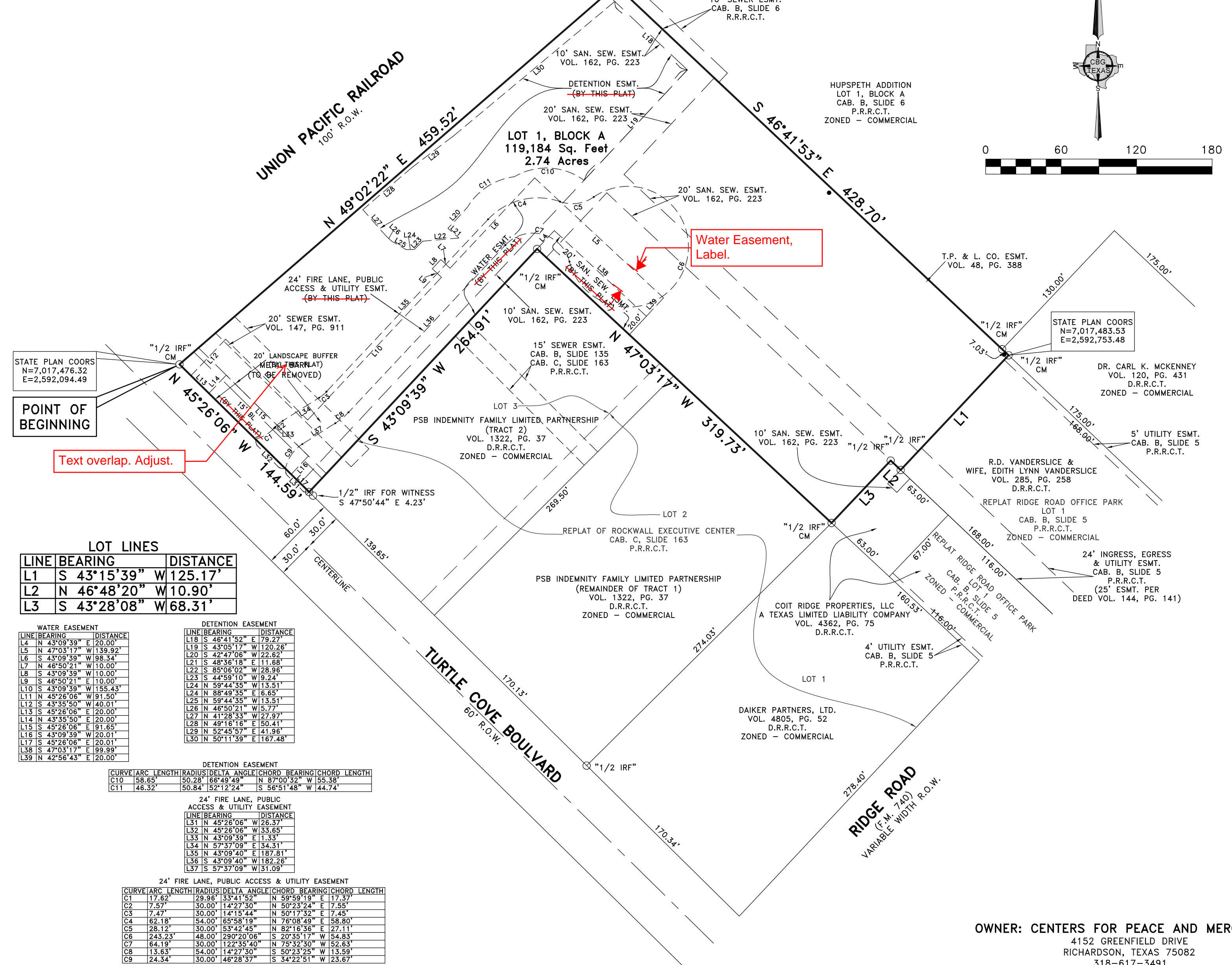
(2) City Council regular meeting will be held on July 6, 2021 (Tuesday).

I.10 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

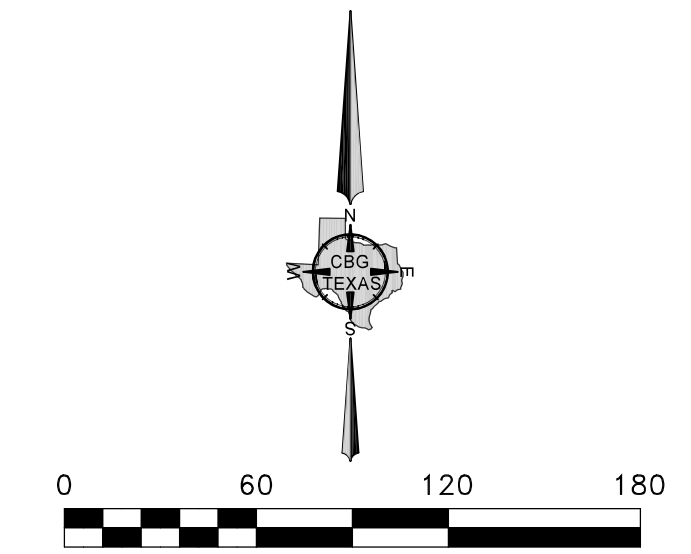
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Needs Review
06/23/2021: M - Label the water line easement framed by L38, C6, L5. M - remove the wording "by this plat" on each of the locations. M - Adjust the text overlap at the front of the property.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/23/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved
06/21/2021: No Comments			



VICINITY MAP - NOT TO SCALE



- 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.
 - 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 4) 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.
 - 5) 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.
 - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.



STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

Text overlap. Adjust.

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

LOT LINES

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WATER EASEMENT

LINE	BEARING	DISTANCE
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L7	N 46°50'21" W	10.00'
L8	S 43°09'39" W	10.00'
L9	S 46°50'21" E	10.00'
L10	S 43°09'39" W	155.43'
L11	N 45°26'06" W	91.50'
L12	S 43°35'50" W	40.01'
L13	S 45°26'06" E	20.00'
L14	N 43°35'50" E	20.00'
L15	S 45°26'06" E	91.65'
L16	S 43°09'39" W	20.01'
L17	S 45°26'06" E	20.01'
L18	S 47°03'17" E	99.99'
L19	N 42°56'43" E	20.00'

DETENTION EASEMENT

LINE	BEARING	DISTANCE
L18	S 46°41'52" E	79.27'
L19	S 43°05'17" W	120.26'
L20	S 42°47'06" W	22.62'
L21	S 48°36'18" E	11.68'
L22	S 85°06'02" W	28.96'
L23	S 44°59'10" W	9.24'
L24	N 59°44'35" W	13.51'
L24	N 88°49'35" E	6.65'
L25	N 59°44'35" W	13.51'
L26	N 48°50'21" W	5.77'
L27	N 41°28'53" W	27.97'
L28	N 49°16'16" E	50.41'
L29	N 52°45'57" E	41.96'
L30	N 50°11'59" E	167.48'

DETENTION EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	S 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

- LEGEND:**
- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
 - 1/2 IRF 1/2 INCH IRON ROD FOUND
 - CM STAMPED "CBG SURVEYING"
 - N CONTROLLING MONUMENT
 - E NORTHING
 - VOL EASTING
 - PG VOLUME
 - P.R.O.W. PAGE
 - CAB. RIGHT-OF-WAY
 - SQ.FT. CABINET
 - D.R.R.C.T. SQUARE FEET
 - R.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

FINAL PLAT
CENTERS FOR PEACE AND MERCY
 LOT 1, BLOCK A
 119,184 SQ.FT. / 2.74 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 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: CENTERS FOR PEACE AND MERCY, INC.
 4152 GREENFIELD DRIVE
 RICHARDSON, TEXAS 75082
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO
 CASE NO. _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-032

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 600 Turtle Cove Blvd.

SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

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 Centers for Peace & Mercy APPLICANT

CONTACT PERSON Abdul L. Khan CONTACT PERSON D + M Construction

ADDRESS 4152 Greentield Dr. ADDRESS 755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082 CITY, STATE & ZIP Rockwall Tx

PHONE 469-870-6000 PHONE 469-456-5935

E-MAIL hafzab@hotmail.com E-MAIL D-Srouji@SBCGlobal.net

NOTARY VERIFICATION [REQUIRED]

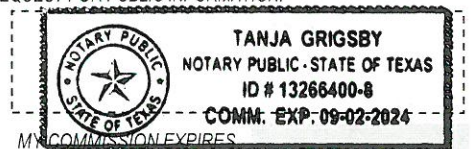
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-032- LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY
FINAL PLAT - LOCATION MAP = [icon]

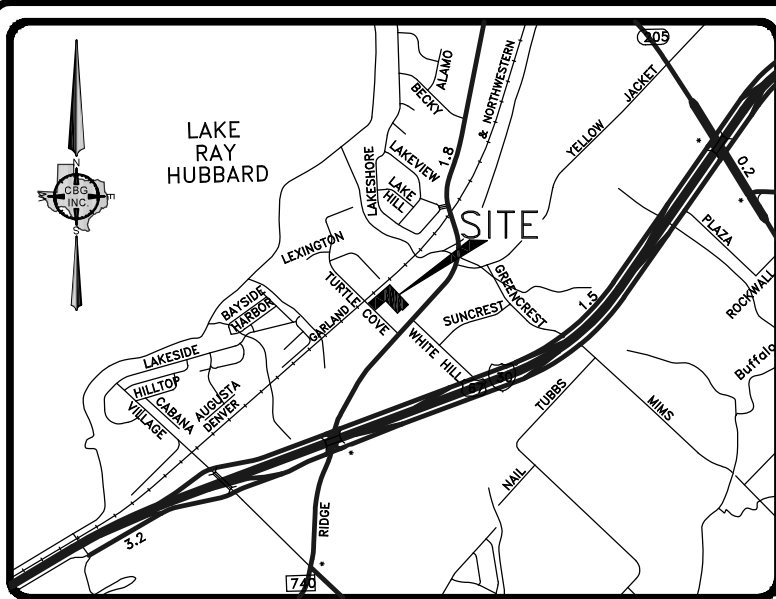


City of Rockwall

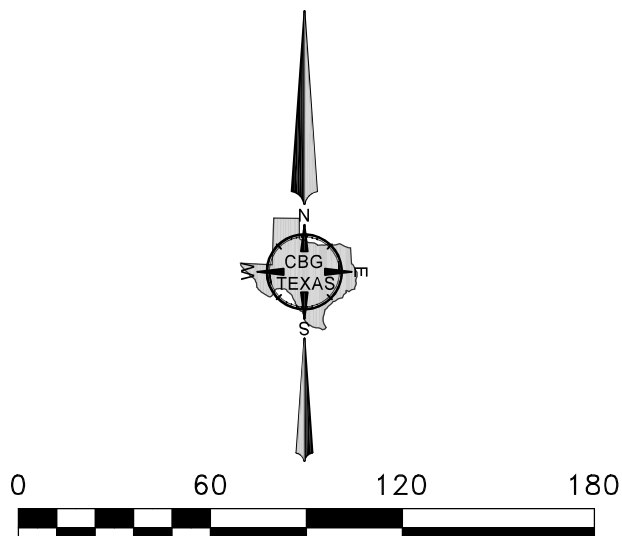
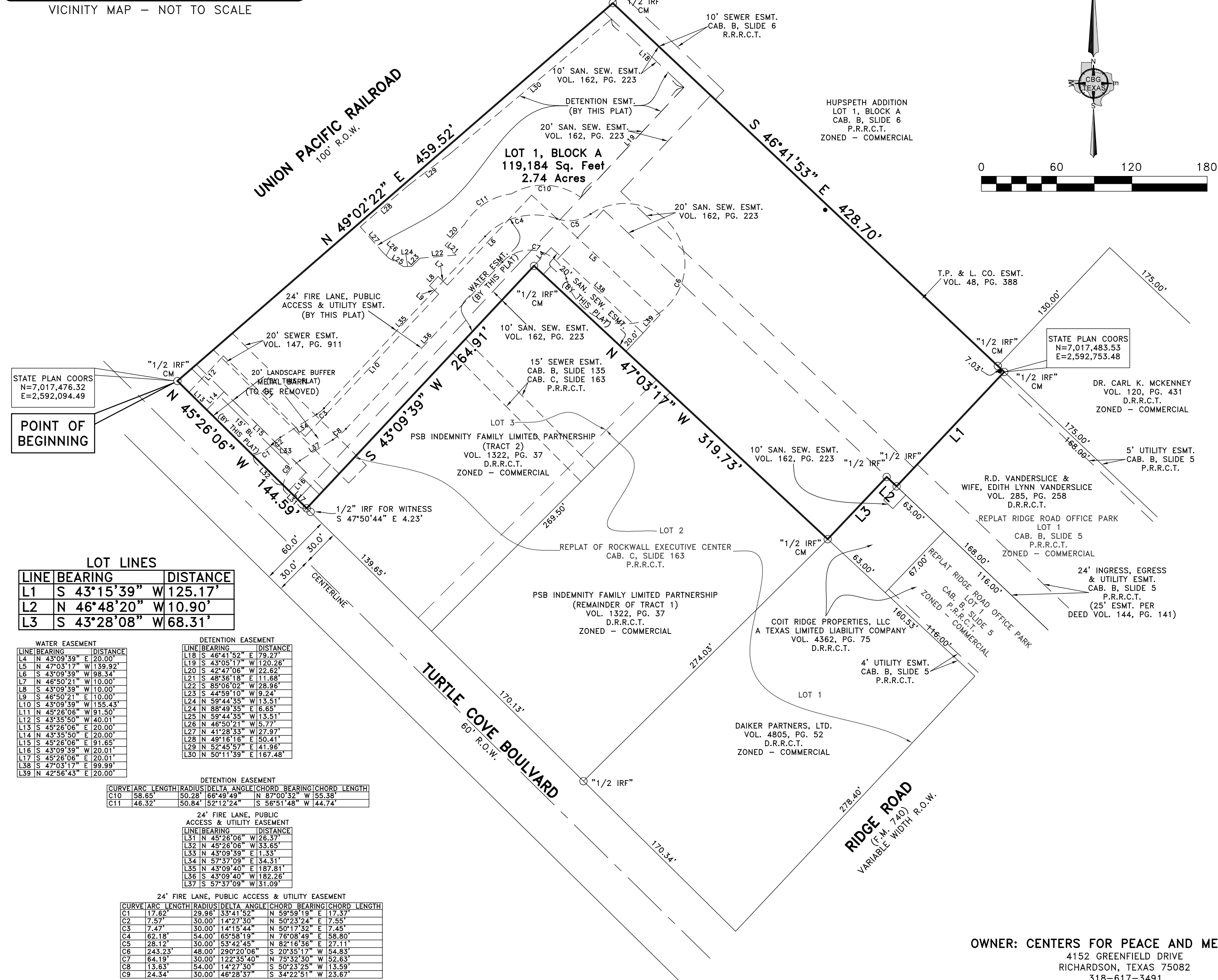
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP - NOT TO SCALE



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.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 4) 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.
- 5) 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.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

LOT LINES

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

WATER EASEMENT			DETENTION EASEMENT		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'	L18	S 46°41'52" E	79.27'
L5	N 47°03'17" W	139.92'	L19	S 43°05'17" W	120.26'
L6	S 43°09'39" W	98.34'	L20	S 42°47'06" E	22.62'
L7	N 46°50'21" W	10.00'	L21	S 48°36'18" E	11.68'
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L15	S 45°26'06" E	91.65'	L28	N 49°16'16" E	50.41'
L16	S 43°09'39" W	20.01'	L29	N 52°45'57" E	41.96'
L17	S 45°26'06" E	20.01'	L30	N 50°11'59" E	167.48'
L18	S 47°03'17" E	99.99'			
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C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
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C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

LEGEND:

- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
- 1/2 IRF STAMPED "CBG SURVEYING"
- CM 1/2 INCH IRON ROD FOUND
- N CONTROLLING MONUMENT
- E NORTHING
- VOL EASTING
- PG VOLUME
- P.R.O.W. PAGE
- CAB. RIGHT-OF-WAY
- SQ.FT. CABINET
- D.R.R.C.T. SQUARE FEET
- R.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

FINAL PLAT
CENTERS FOR PEACE AND MERCY
 LOT 1, BLOCK A
 119,184 SQ.FT. / 2.74 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CENTERS FOR PEACE AND MERCY, INC.
 4152 GREENFIELD DRIVE
 RICHARDSON, TEXAS 75082
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO
 CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., 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 E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 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 **CENTERS FOR PEACE AND MERCY**, 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 **CENTERS FOR PEACE AND MERCY** 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

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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 3/12/2021 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

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

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 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)

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
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

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 29, 2021
APPLICANT: David Srouji; *D&M Construction*
CASE NUMBER: P2021-032; *Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition*

SUMMARY

Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 2.74-acre tract of land (*i.e. Lots 1, Block A, Centers for Peace and Mercy Addition*) for the purpose of developing the subject property (*i.e. Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64*) in two (2) phases and incorporating a small retail shopping center and a church/house of worship. Additionally, the final plat will establish the necessary easements (*i.e. firelane, access, utility and detention*) for development of the site.
- The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04*. Between the time of annexation and the January 3, 1972 historic zoning map, the subject property was zoned Commercial (C) District. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-014*] for a ~4,535 SF small retail shopping center and a church/house of worship on the 2.74-acre subject property, which is identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64 (*i.e. Lot 1, Block A, Centers for Peace and Mercy Addition*).
- 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 Final Plat for Lot 1, Block A, Centers for Peace and Mercy 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) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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. P2021-032

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 600 Turtle Cove Blvd.

SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

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 Centers for Peace & Mercy APPLICANT

D + M Construction

CONTACT PERSON Abdul L. Khan

CONTACT PERSON

David Srouji

ADDRESS 4152 Greentield Dr.

ADDRESS

755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082

CITY, STATE & ZIP

Rockwall Tx

PHONE 469-870-6020

PHONE

469-456-5935

E-MAIL hafzab@hotmail.com

E-MAIL

D-Srouji@SBCGlobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

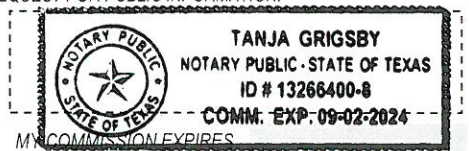
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanja Grigsby





P2021-032- LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY
FINAL PLAT - LOCATION MAP = [icon]

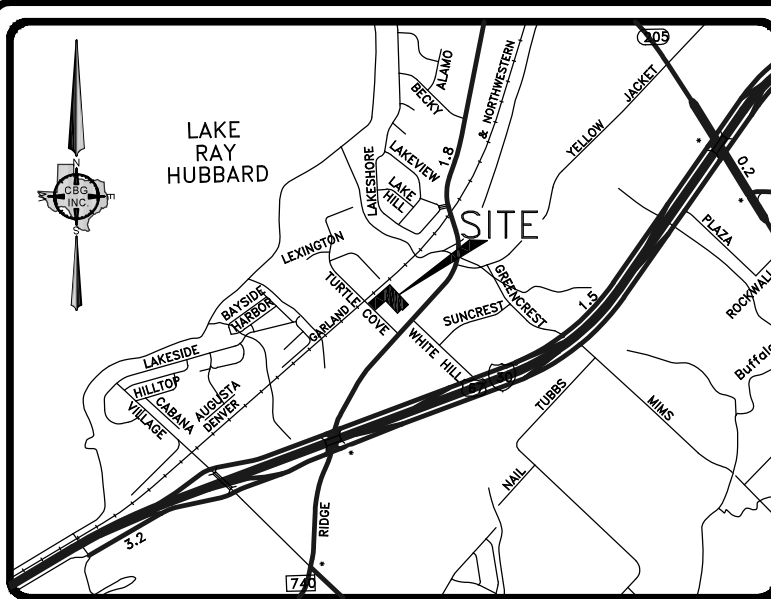


City of Rockwall

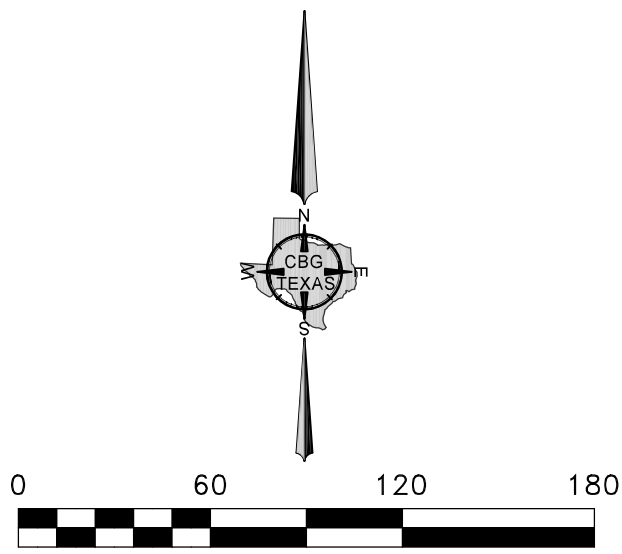
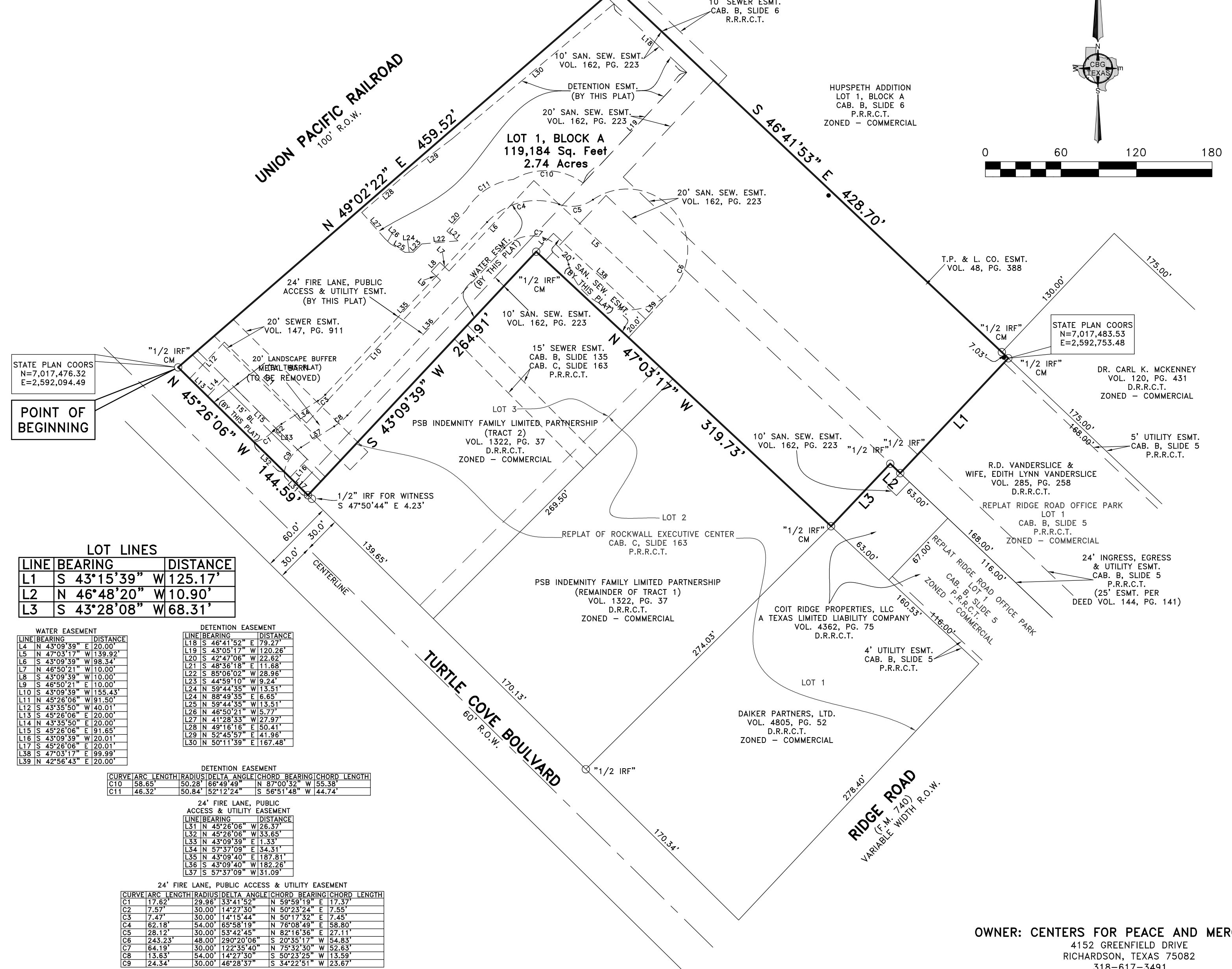
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP - NOT TO SCALE



- 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.
 - 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 4) 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.
 - 5) 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.
 - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

LOT LINES

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

WATER EASEMENT

LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'
L5	N 47°03'17" W	139.92'
L6	S 43°09'39" W	98.34'
L7	N 46°50'21" W	10.00'
L8	S 43°09'39" W	10.00'
L9	S 46°50'21" E	10.00'
L10	S 43°09'39" W	155.43'
L11	N 45°26'06" W	91.50'
L12	S 43°35'50" W	40.01'
L13	S 45°26'06" E	20.00'
L14	N 43°35'50" E	20.00'
L15	S 45°26'06" E	91.65'
L16	S 43°09'39" W	20.01'
L17	S 45°26'06" E	20.01'
L18	S 47°03'17" E	99.99'
L19	N 42°56'43" E	20.00'

DETENTION EASEMENT

LINE	BEARING	DISTANCE
L18	S 46°41'52" E	79.27'
L19	S 43°05'17" W	120.26'
L20	S 42°47'06" W	22.62'
L21	S 48°36'18" E	11.68'
L22	S 85°06'02" W	28.96'
L23	S 44°59'10" W	9.24'
L24	N 59°44'35" W	13.51'
L24	N 88°49'35" E	6.65'
L25	N 59°44'35" W	13.51'
L26	N 48°50'21" W	5.77'
L27	N 41°28'53" W	27.97'
L28	N 49°16'16" E	50.41'
L29	N 52°45'57" E	41.96'
L30	N 50°11'59" E	167.48'

DETENTION EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	N 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

- LEGEND:**
- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
 - 1/2 IRF 1/2 INCH IRON ROD FOUND
 - CM CONTROLLING MONUMENT
 - N NORTHING
 - E EASTING
 - VOL VOLUME
 - PG PAGE
 - R.O.W. RIGHT-OF-WAY
 - CAB. CABINET
 - SQ.FT. SQUARE FEET
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - R.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

FINAL PLAT
CENTERS FOR PEACE AND MERCY
 LOT 1, BLOCK A
 119,184 SQ.FT. / 2.74 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 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: CENTERS FOR PEACE AND MERCY, INC.
 4152 GREENFIELD DRIVE
 RICHARDSON, TEXAS 75082
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO
 CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., 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 E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 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 **CENTERS FOR PEACE AND MERCY**, 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 **CENTERS FOR PEACE AND MERCY** 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

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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 3/12/2021 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

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

RECOMMENDED FOR FINAL APPROVAL

_____ Date _____
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the 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

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
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

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____



July 12, 2021

TO: David Srouji
D&M Construction
755 Vallejo Drive
Rockwall, TX 75087

COPY: Abdul L. Khan
Centers for Peace & Mercy
4152 Greenfield Drive
Richardson, TX 75082

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

SUBJECT: P2021-032; *Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition*

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 July 6, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

- (1) For reference, include the case number (P2021-032) in the lower right-hand corner of all pages on future submittals.
- (2) Remove the label '20-ft Landscape Buffer' from page of the plat. [Subsection 04.01, of Article 11, UDC]
- (3) Indicate all proposed corner clips (i.e. visibility triangles). [Subsection 01.08(B)(1), of Article 05, UDC]

Engineering Comments

- (1) M - Label the water line easement framed by L38, C6, L5.
- (2) M - Remove the wording "by this plat" on each of the locations.
- (3) M - Adjust the text overlap at the front of the property.

Staff Recommendations

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

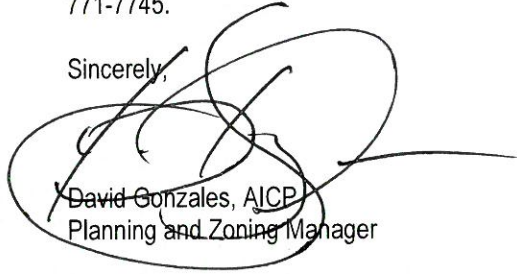
On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.

City Council

On July 6, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

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,

A handwritten signature in black ink, appearing to read "David Gonzales", is written over the word "Sincerely,". The signature is stylized and somewhat illegible due to overlapping loops and a long horizontal stroke extending to the right.

David Gonzales, AICP
Planning and Zoning Manager