



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-065 P&Z DATE 12/28/21 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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. P2021-005

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 2582 HWY276 RD ROCKWALL, TX

SUBDIVISION SHARP ADDITION LOT 6 BLOCK A

GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE

PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE

ACREAGE 3.212 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER <u>Agree Limited Partnership</u>	<input type="checkbox"/> APPLICANT <u>A.J. BEDFORD GROUP, INC.</u>
CONTACT PERSON <u>Ray LaVigne</u>	CONTACT PERSON <u>TERRI BEDFORD</u>
ADDRESS <u>70 East Long Lake Rd</u>	ADDRESS <u>301 N. ALAMO ROAD</u>
CITY, STATE & ZIP <u>Bloomfield Hills, MI 48304</u>	CITY, STATE & ZIP <u>ROCKWALL, TX 75087</u>
PHONE <u>248 480 0257</u>	PHONE <u>972-722-0225 X100</u>
E-MAIL <u>RLAVIGNE@AGREEREALTY.COM</u>	E-MAIL <u>terri@ajbedfordgroup.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF December, 2021.

OWNER'S SIGNATURE

Danielle Spehar Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore
Michigan

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland
MY COMMISSION EXPIRES Oct. 7, 2022



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

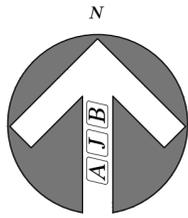
Review Date:

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

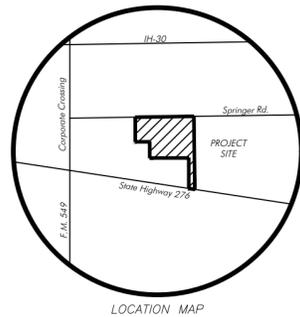
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked=""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

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

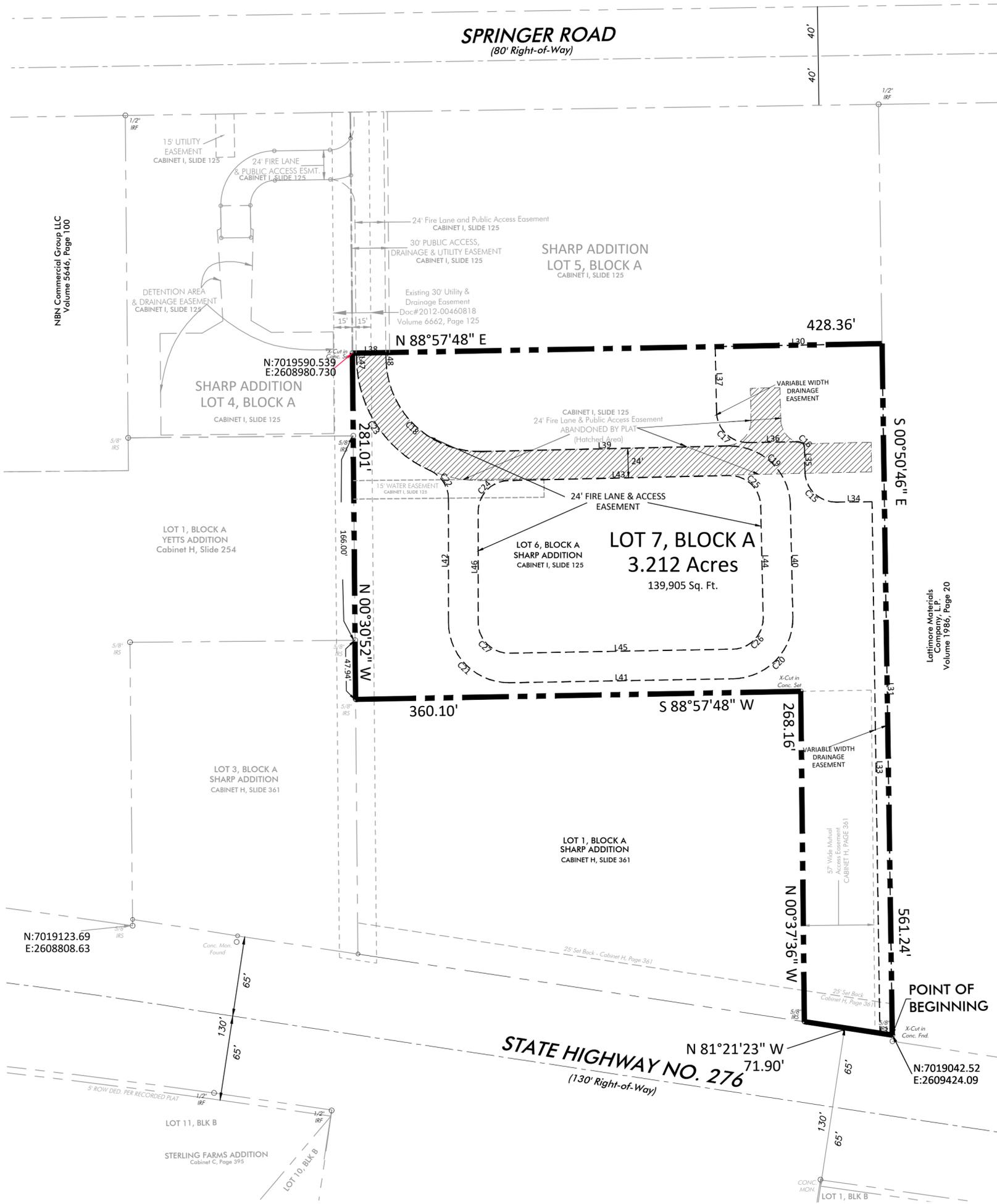
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



0' 30' 60' 120'
SCALE: 1" = 60'



SPRINGER ROAD (80' Right-of-Way)



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" E	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" E	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRCT	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF SHARP ADDITION RECORDED IN CABINET I, SLIDE 125 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, NORTH 88°57'48" EAST a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, SOUTH 00°50'46" EAST a distance of 561.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A 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 also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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.

Notary Public in and for the State of Texas

Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall _____ City Secretary _____

City Engineer _____

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, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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.

Notary Public in and for the State of Texas

CASE NO. P _____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
GROUP
1405 W. Chapman
Sanger, Texas 76266
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Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
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Sheet:
2
Of: 2



Northing	Easting	Bearing	Distance
6986928.627	2695685.075	S 00°50'46" E	561.243
6986367.445	2695693.363	N 81°21'23" W	71.900
6986378.251	2695622.280	N 00°37'36" W	268.157
6986646.391	2695619.348	S 88°57'48" W	360.100
6986639.877	2695259.307	N 00°30'52" W	281.012
6986920.877	2695256.784	N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
 Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
 Polyline Area: 139905 sq ft, 3.2118 acres



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-005

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 2582 HWY276 RD ROCKWALL, TX
 SUBDIVISION SHARP ADDITION LOT 6 BLOCK A
 GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE
 PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE
 ACREAGE 3.212 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	Agree Limited Partnership	<input type="checkbox"/> APPLICANT	A.J. BEDFORD GROUP, INC.
CONTACT PERSON	Ray LaVigne	CONTACT PERSON	TERRI BEDFORD
ADDRESS	70 East Long Lake Rd	ADDRESS	301 N. ALAMO ROAD
CITY, STATE & ZIP	Bloomfield Hills, MI 48304	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	248 480 0257	PHONE	972-722-0225 X100
E-MAIL	RLAVIGNE@AGREEREALTY.COM	E-MAIL	terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF December, 2021.

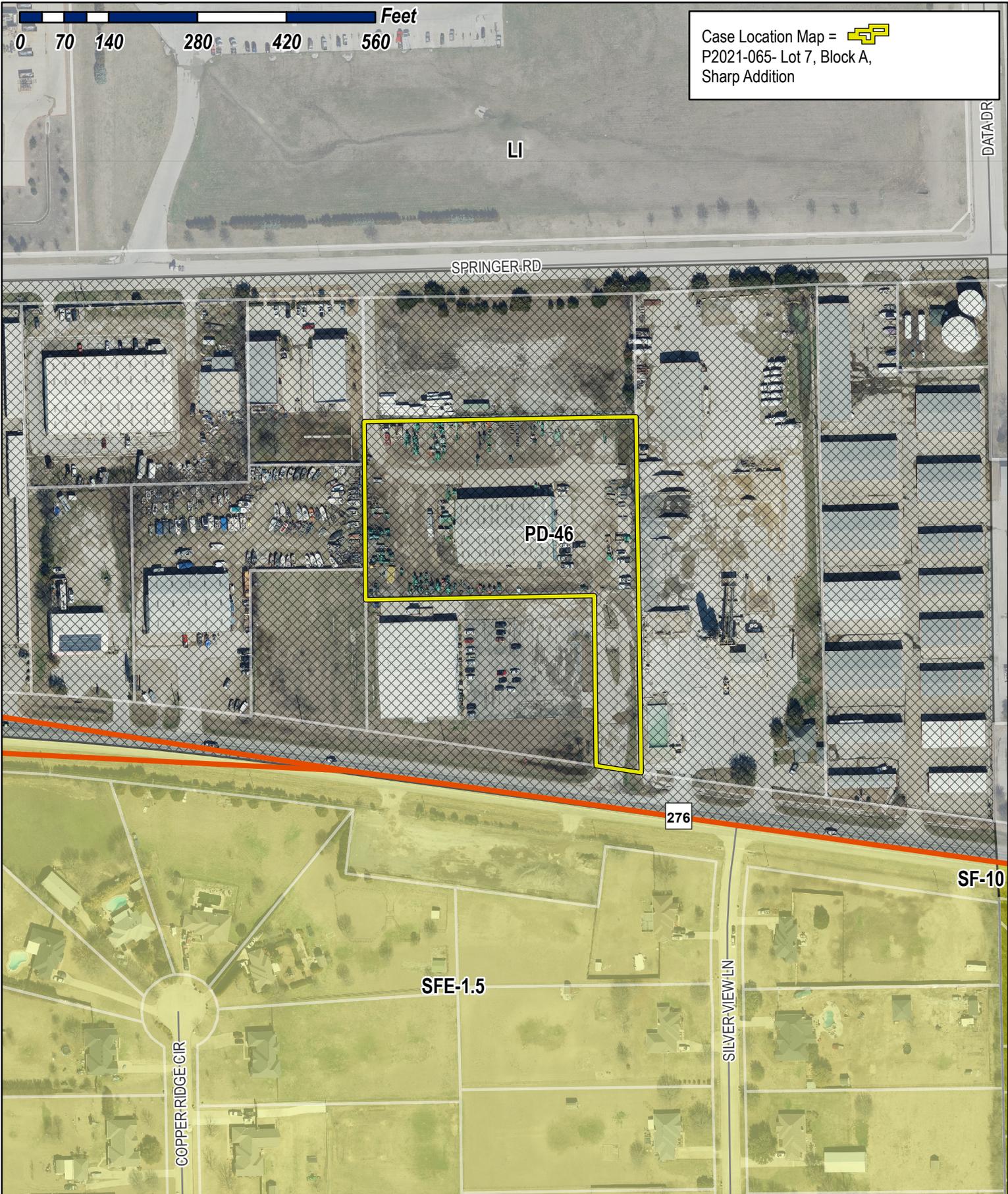
OWNER'S SIGNATURE

Danielle Spehar
Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore
Michigan

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland
MY COMMISSION EXPIRES Oct. 7, 2022

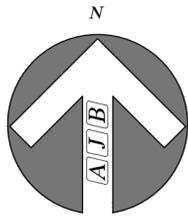


City of Rockwall

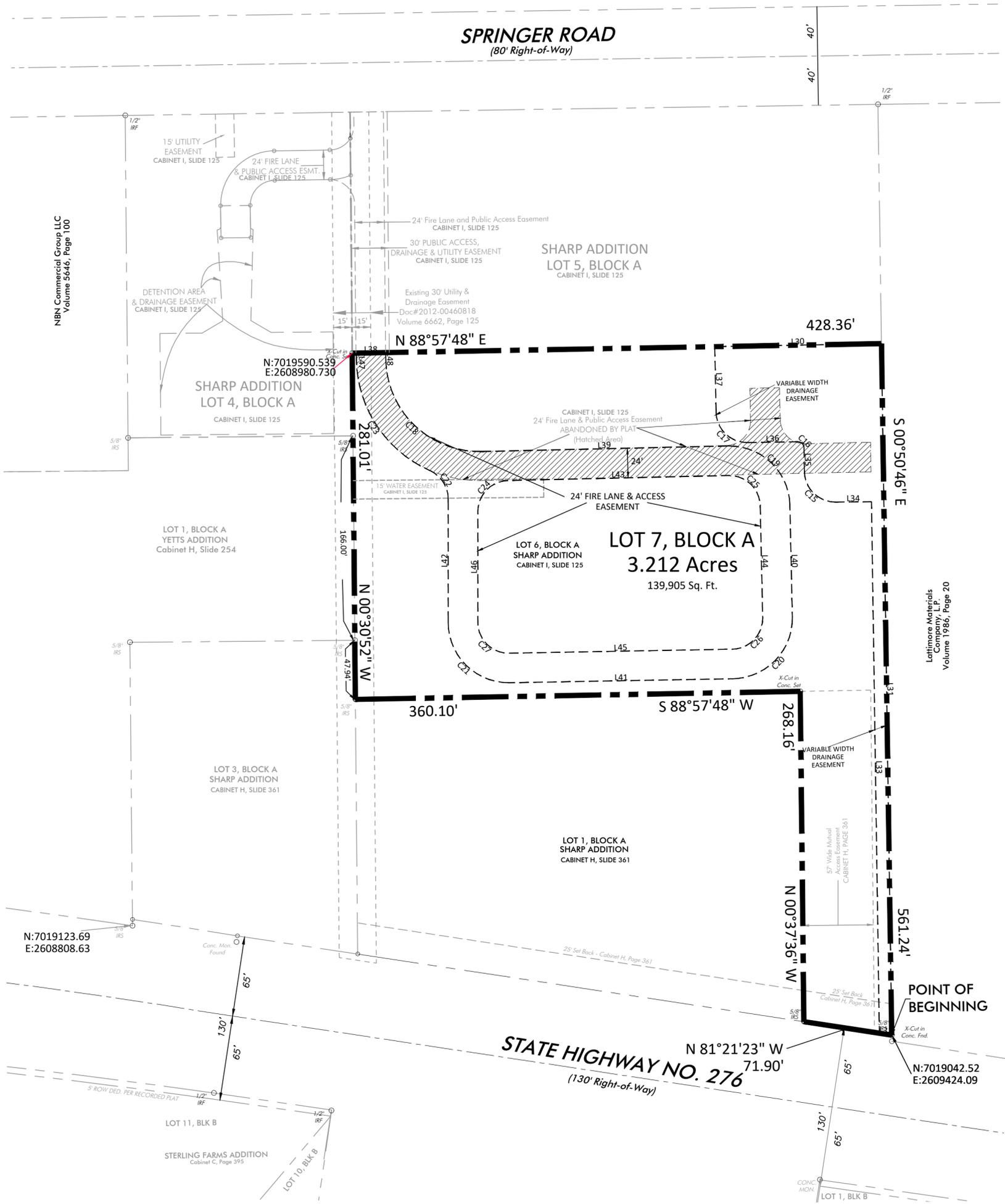
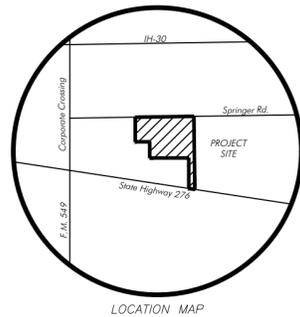
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





0' 30' 60' 120'
SCALE: 1" = 60'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" E	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" E	4.85'
L48	S 00°30'52" E	5.07'

Notes:
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5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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.

Notary Public in and for the State of Texas

Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall _____ City Secretary _____

City Engineer _____

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, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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.

Notary Public in and for the State of Texas

CASE NO. P _____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
2
Of: 2



Northing	Easting	Bearing	Distance
6986928.627	2695685.075		
		S 00°50'46" E	561.243
6986367.445	2695693.363		
		N 81°21'23" W	71.900
6986378.251	2695622.280		
		N 00°37'36" W	268.157
6986646.391	2695619.348		
		S 88°57'48" W	360.100
6986639.877	2695259.307		
		N 00°30'52" W	281.012
6986920.877	2695256.784		
		N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
 Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
 Polyline Area: 139905 sq ft, 3.2118 acres



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 28, 2021
APPLICANT: Terri Bedford; A. J. Bedford Group
CASE NUMBER: P2021-065; *Replat for Lot 7, Block A, Sharp Addition*

SUMMARY

Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 3.212-acre parcel of land (*i.e. Lot 6, Block A, Sharp Addition*) into one (1) lot (*i.e. Lot 7, Block A, Sharp Addition*) for the purpose of adding and abandoning easements. Currently, the subject property has a 15,000 SF *Rental Store with Outside Storage* situated on it. The subject property is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.
- The subject property was annexed [*i.e. Case No. A1997-001*] -- along with the rest of the land area that makes up Planned Development District 46 (PD-46) -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change [*i.e. Case No. PZ1998-087-01*] from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On November 4, 2014, staff approved an administrative site plan [*i.e. Case No. SP2014-028*] for a *Rental Store with Outside Storage* (*i.e. Sunbelt Rentals*) on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance in the Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 7, Block A, Sharp Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

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

PROJECT COMMENTS



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

DATE: 12/21/2021

PROJECT NUMBER: P2021-065
PROJECT NAME: Lot 7, Block A, Sharp Addition
SITE ADDRESS/LOCATIONS: 2582 STATE HIGHWAY 276, ROCKWALL, 75032

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

CASE CAPTION: Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276.

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

M.3 For reference, include the case number (P2021-065) in the lower right-hand corner of all pages on future submittals.

M.4 Label the Fire lane as "Fire Lane, Public Access, and Utility Easement."

M.5 Correct Title Block as follows:

Final Plat
Sharp Addition
Lot 7, Block A
3.212 Acres or 139,914.72 S.F.
Being a replat of Lot 6, Block A, Sharp Addition
Recorded in Cabinet I, Slide 125
Situated in the J. A. Ramsey Survey Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.6 Provide property information (i.e. ownership) on Lots 1, 3, and 5, Block A, Sharp Addition.

M.7 Add the Storm Drainage Improvement Statement as a note on sheet 2. The statement can be found in the development packet.

M.8 No notary is required for the surveyor as they have a seal.

I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.10 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 approval.

I.11 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

I.12 This City Council meeting date for this case will be January 3, 2022.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: -See markups on plans

-Add note: Property owner shall be responsible for all maintenance, repairs, and replacement of drainage and detention easements on site.

-You can't abandon all of the fire lane and access easement. See markup

-Add "Detention" to the "Variable width drainage easement"

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Denied

12/20/2021: Additional information is needed on fire apparatus access to the existing structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-005

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 2582 HWY276 RD ROCKWALL, TX

SUBDIVISION SHARP ADDITION LOT 6 BLOCK A

GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE

PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE

ACREAGE 3.212 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER <u>Agree Limited Partnership</u>	<input type="checkbox"/> APPLICANT <u>A.J. BEDFORD GROUP, INC.</u>
CONTACT PERSON <u>Ray LaVigne</u>	CONTACT PERSON <u>TERRI BEDFORD</u>
ADDRESS <u>70 East Long Lake Rd</u>	ADDRESS <u>301 N. ALAMO ROAD</u>
CITY, STATE & ZIP <u>Bloomfield Hills, MI 48304</u>	CITY, STATE & ZIP <u>ROCKWALL, TX 75087</u>
PHONE <u>248 480 0257</u>	PHONE <u>972-722-0225 X100</u>
E-MAIL <u>RLAVIGNE@AGREEREALTY.COM</u>	E-MAIL <u>terri@ajbedfordgroup.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF December, 2021.

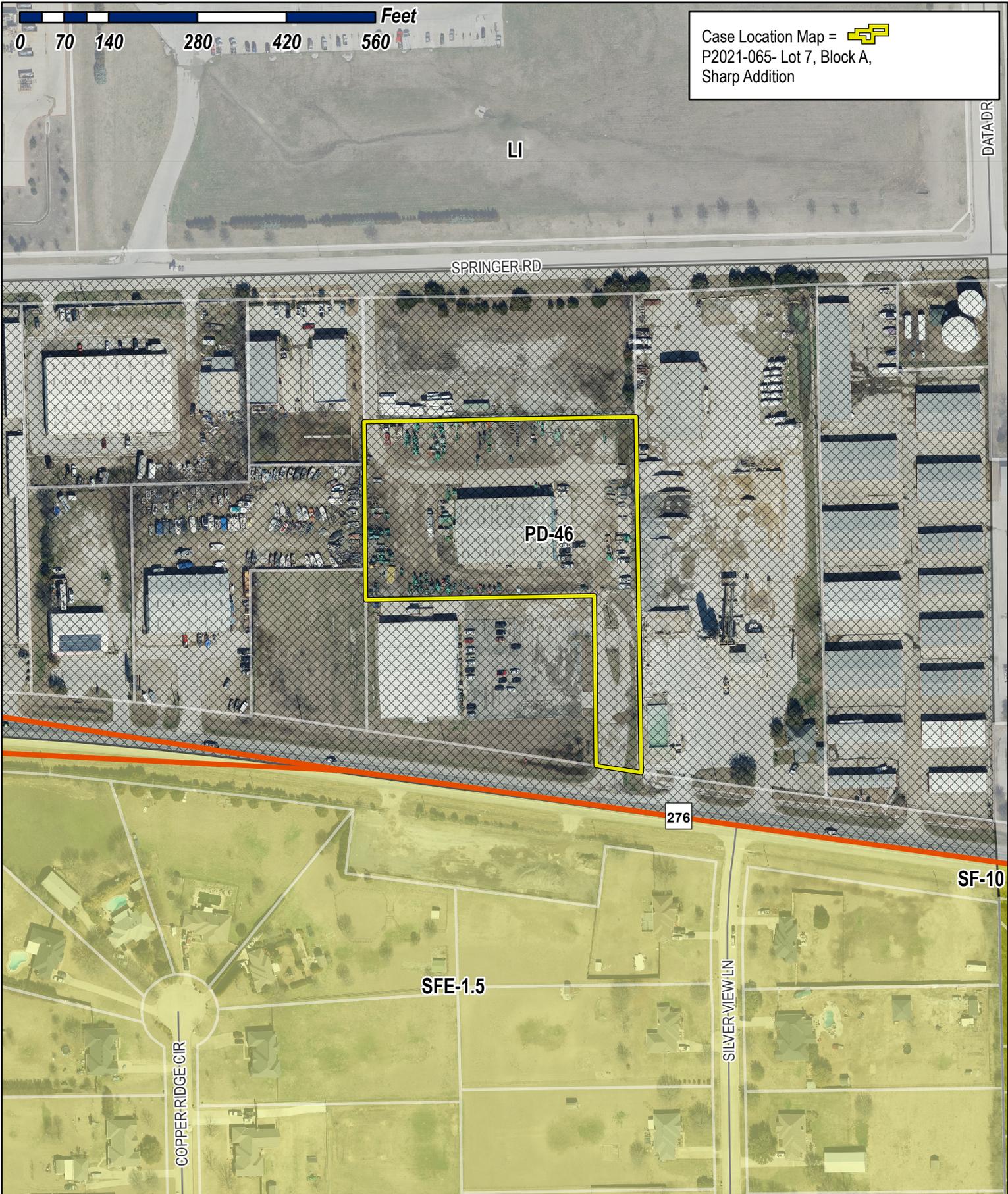
OWNER'S SIGNATURE

Danielle Spehar Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland
MY COMMISSION EXPIRES Oct. 7, 2022



Case Location Map = 
 P2021-065- Lot 7, Block A,
 Sharp Addition



City of Rockwall

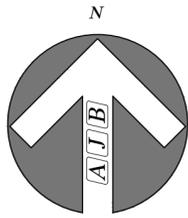
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

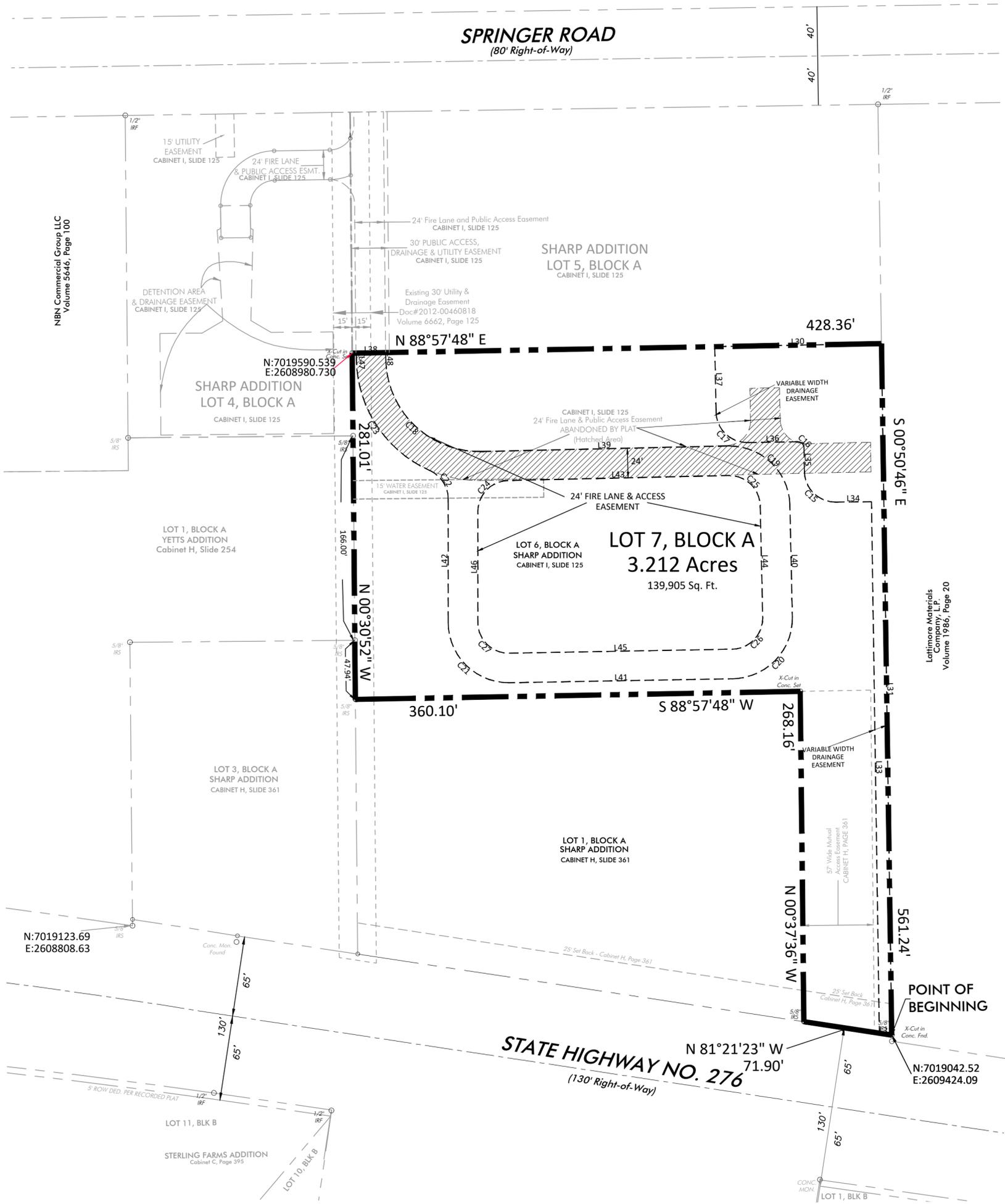
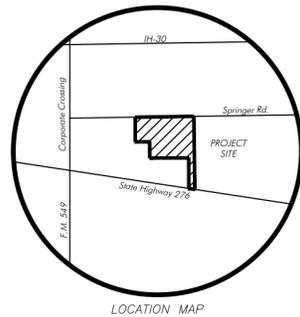


Northing	Easting	Bearing	Distance
6986928.627	2695685.075	S 00°50'46" E	561.243
6986367.445	2695693.363	N 81°21'23" W	71.900
6986378.251	2695622.280	N 00°37'36" W	268.157
6986646.391	2695619.348	S 88°57'48" W	360.100
6986639.877	2695259.307	N 00°30'52" W	281.012
6986920.877	2695256.784	N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
Polyline Area: 139905 sq ft, 3.2118 acres



0' 30' 60' 120'
SCALE: 1" = 60'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" E	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" E	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRC	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF SHARP ADDITION RECORDED IN CABINET I, SLIDE 125 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, NORTH 88°57'48" EAST a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, SOUTH 00°50'46" EAST a distance of 561.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A 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 also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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.

Notary Public in and for the State of Texas

Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall _____ City Secretary _____

City Engineer _____

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, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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.

Notary Public in and for the State of Texas

CASE NO. P _____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
2
Of: 2





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 3, 2022
APPLICANT: Terri Bedford; *A. J. Bedford Group*
CASE NUMBER: P2021-065; *Replat for Lot 7, Block A, Sharp Addition*

SUMMARY

Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 3.212-acre parcel of land (*i.e. Lot 6, Block A, Sharp Addition*) into one (1) lot (*i.e. Lot 7, Block A, Sharp Addition*) for the purpose of adding and abandoning easements. Currently, the subject property has a 15,000 SF *Rental Store with Outside Storage* situated on it. The subject property is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.
- The subject property was annexed [*i.e. Case No. A1997-001*] -- along with the rest of the land area that makes up *Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change [*i.e. Case No. PZ1998-087-01*] from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On November 4, 2014, staff approved an administrative site plan [*i.e. Case No. SP2014-028*] for a *Rental Store with Outside Storage* (*i.e. Sunbelt Rentals*) on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 7, Block A, Sharp Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* with the conditions of approval by a vote of 5-0, with Commissioners Womble and Welch absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-005

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 2582 HWY276 RD ROCKWALL, TX

SUBDIVISION SHARP ADDITION LOT 6 BLOCK A

GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE

PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE

ACREAGE 3.212 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	Agree Limited Partnership	<input type="checkbox"/> APPLICANT	A.J. BEDFORD GROUP, INC.
CONTACT PERSON	Ray LaVigne	CONTACT PERSON	TERRI BEDFORD
ADDRESS	70 East Long Lake Rd	ADDRESS	301 N. ALAMO ROAD
CITY, STATE & ZIP	Bloomfield Hills, MI 48304	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	248 480 0257	PHONE	972-722-0225 X100
E-MAIL	RLAVIGNE@AGREEREALTY.COM	E-MAIL	terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF December, 2021.

OWNER'S SIGNATURE

Danielle Spehar Authorized Representative

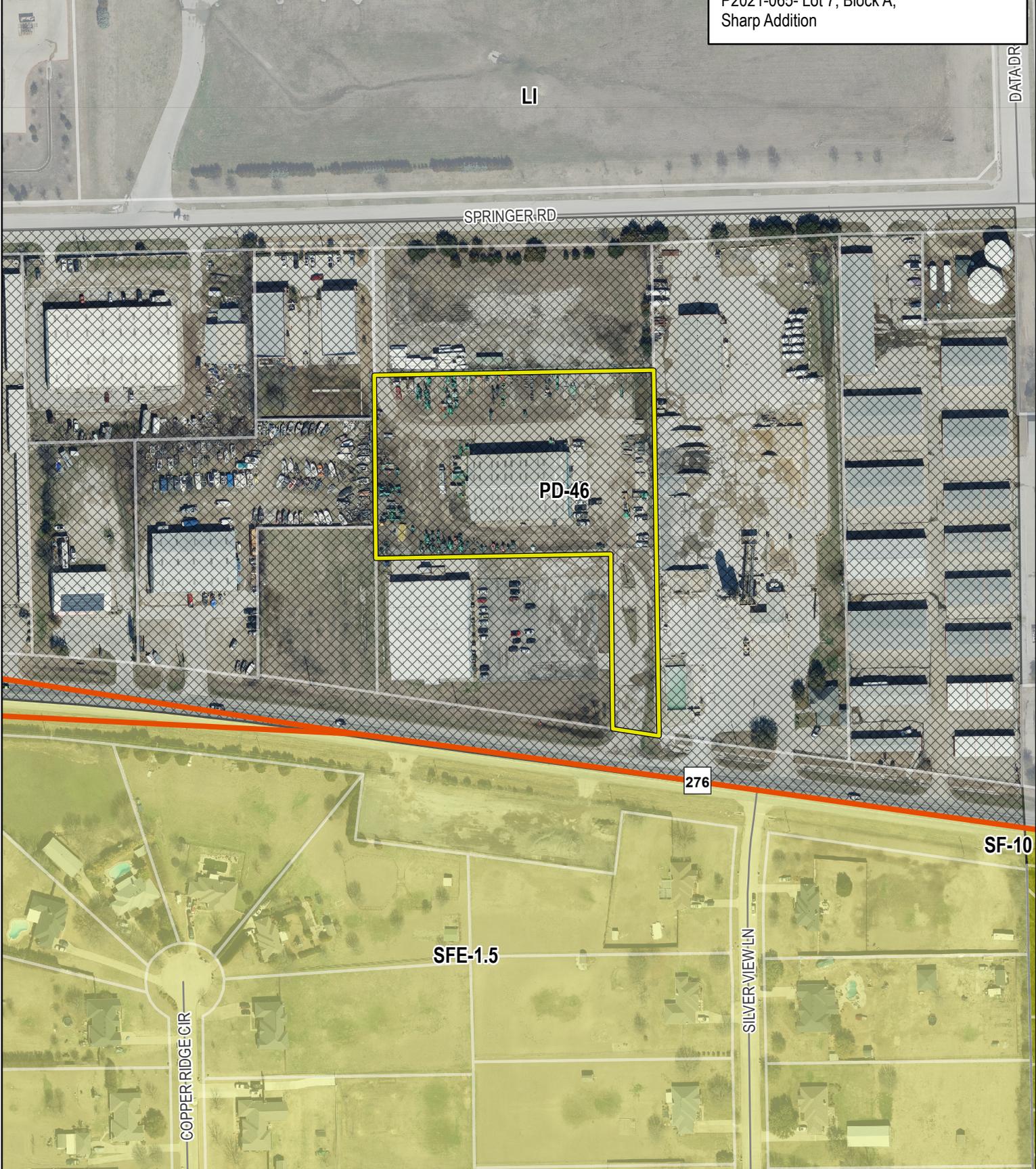
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland
MY COMMISSION EXPIRES Oct. 7, 2022



Case Location Map = 
P2021-065- Lot 7, Block A,
Sharp Addition

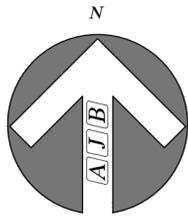


City of Rockwall

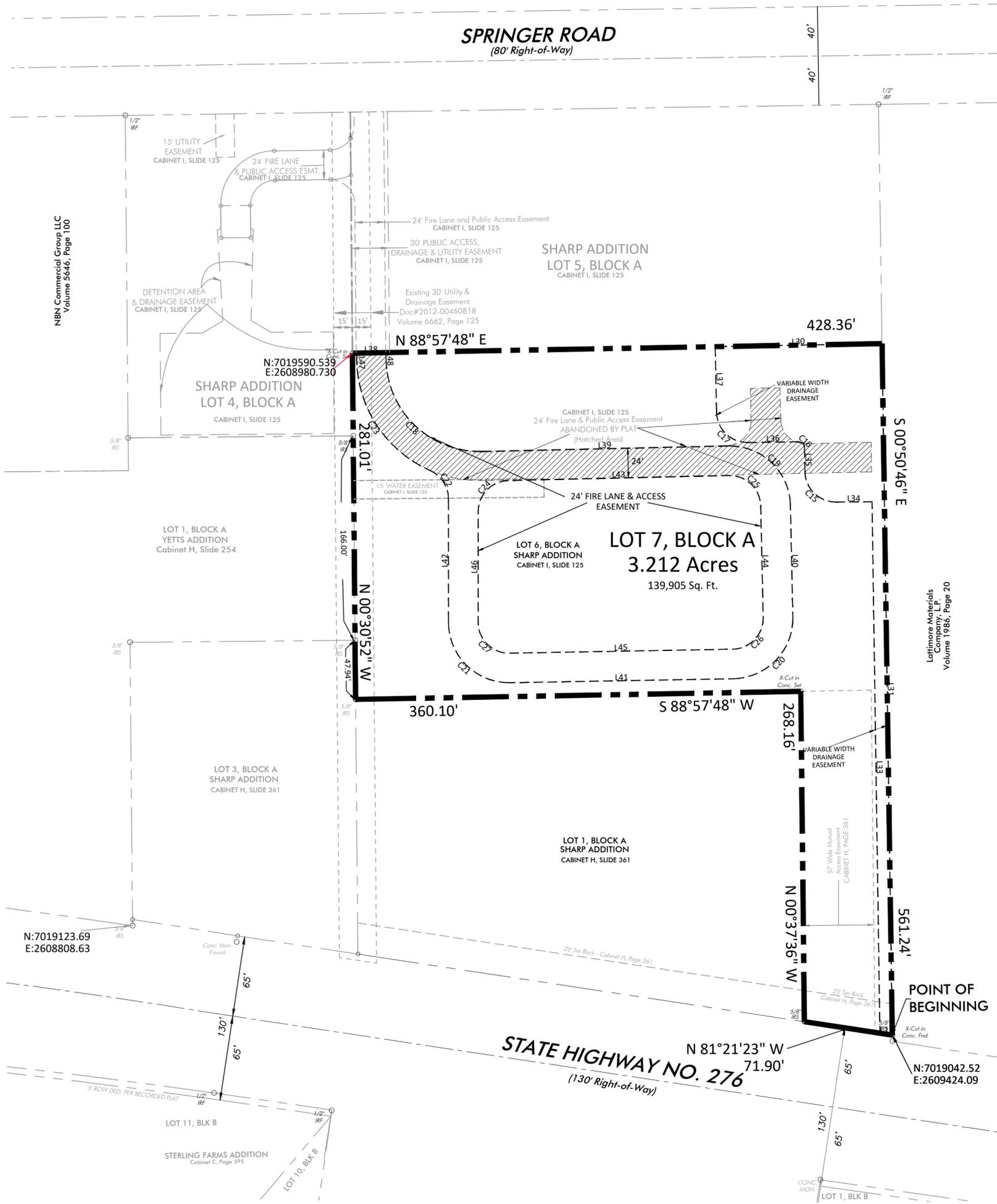
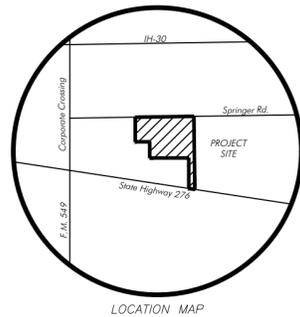
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





0' 30' 60' 120'
SCALE: 1" = 60'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" E	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" E	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRC	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF SHARP ADDITION RECORDED IN CABINET I, SLIDE 125 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, NORTH 88°57'48" EAST a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, SOUTH 00°50'46" EAST a distance of 561.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A 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 also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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.

Notary Public in and for the State of Texas

Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall _____ City Secretary _____

City Engineer _____

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, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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.

Notary Public in and for the State of Texas

CASE NO. P _____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
2
Of: 2



Northing	Easting	Bearing	Distance
6986928.627	2695685.075	S 00°50'46" E	561.243
6986367.445	2695693.363	N 81°21'23" W	71.900
6986378.251	2695622.280	N 00°37'36" W	268.157
6986646.391	2695619.348	S 88°57'48" W	360.100
6986639.877	2695259.307	N 00°30'52" W	281.012
6986920.877	2695256.784	N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
Polyline Area: 139905 sq ft, 3.2118 acres

Lee, Henry

From: Lee, Henry
Sent: Tuesday, December 21, 2021 3:57 PM
To: 'terri@ajbedfordgroup.com'
Subject: Staff Comments P2021-065
Attachments: Project Comments (12.21.2021).pdf

Good Afternoon,

Attached are staff comments in reference to your case P2021-065. Make note of the meeting dates as a representative is required to be present at all meetings.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Terri Bedford <terri@ajbedfordgroup.com>
Sent: Wednesday, December 22, 2021 9:09 AM
To: Lee, Henry
Subject: RE: Staff Comments P2021-065

Is the plan markups available on website?

Terri Bedford

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG #10118200

301 North Alamo Road

Rockwall, Texas 75087

972-722-0225 x 100

www.ajbedfordgroup.com

terri@ajbedfordgroup.com

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 21, 2021 3:57 PM
To: Terri Bedford <terri@ajbedfordgroup.com>
Subject: Staff Comments P2021-065

Good Afternoon,

Attached are staff comments in reference to your case P2021-065. Make note of the meeting dates as a representative is required to be present at all meetings.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Gamez, Angelica
Sent: Wednesday, December 22, 2021 4:13 PM
To: Lee, Henry
Subject: FW: P2021-065
Attachments: SHARP ADDITION REPLAT LOT 7-Plat Sh-1 (2021-12-22).pdf; SHARP ADDITION REPLAT LOT 7-Plat Sh-2 (2021-12-22).pdf

From: Terri Bedford [mailto:terri@ajbedfordgroup.com]
Sent: Wednesday, December 22, 2021 11:08 AM
To: Gamez, Angelica <AGamez@rockwall.com>
Cc: Justin Millsap <justin.l.millsap@gmail.com>; Ray LaVigne <rlavigne@agreerealty.com>
Subject: RE: P2021-065

Attached is the plat with the comments addressed.

Terri Bedford
AJ Bedford Group, Inc.

Registered Professional Land Surveyors
TBPLS REG #10118200
301 North Alamo Road
Rockwall, Texas 75087
972-722-0225 x 100
www.ajbedfordgroup.com
terri@ajbedfordgroup.com

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From: Gamez, Angelica <AGamez@rockwall.com>
Sent: Wednesday, December 22, 2021 10:34 AM
To: Terri Bedford <terri@ajbedfordgroup.com>
Subject: RE: P2021-065

Of course, I'm sorry about that but please see attached.

Thank you,
Angelica

From: Terri Bedford [<mailto:terri@ajbedfordgroup.com>]
Sent: Wednesday, December 22, 2021 9:14 AM
To: Gamez, Angelica <AGamez@rockwall.com>
Subject: P2021-065

On the project comments it mentions under Engineering "See markups on plans".. Where is the markups on the website or can you send that to me?

Terri Bedford
AJ Bedford Group, Inc.

Registered Professional Land Surveyors
TBPLS REG #10118200
301 North Alamo Road
Rockwall, Texas 75087
972-722-0225 x 100
www.ajbedfordgroup.com
terri@ajbedfordgroup.com

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January 7, 2022

TO: Terri Bedford
A. J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-065; Lot 7, Block A, Sharp Addition

Terri Bedford:

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 January 3, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans;
- (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 December 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 5-0, with Commissioners Welch and Womble absent.

City Council

On January 3, 2022, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$134.00* for the filing fees made out to the *Rockwall County Clerk's Office*. (* additional \$4.00/tax certificate)

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

Sincerely,

Henry Lee
Planner