



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-033 P&Z DATE July 12, 2022 CC DATE _____ Approved/ Denied

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

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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.

P2022-033

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

TAC Rockwall Addition

LOT

1

BLOCK

A

GENERAL LOCATION

SW Corner of Alamo Road and Washington Street

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

DT/SH 66 Overlay

CURRENT USE

Vacant/Police Parking

PROPOSED ZONING

DT/SH 66 Overlay

PROPOSED USE

Urban Residential

ACREAGE

3.338

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Rockwall Downtown Lofts, Ltd.

APPLICANT

KFM Engineering & Design

CONTACT PERSON

Tony Austin

CONTACT PERSON

Josh Millsap

ADDRESS

1600 N Collins Boulevard
Suite 300

ADDRESS

3501 Olympus Boulevard
Suite 100

CITY, STATE & ZIP

Richardson, Texas 75080

CITY, STATE & ZIP

Dallas, Texas 75019

PHONE

214-507-9055

PHONE

469-899-0536

E-MAIL

taustin@tac-inc.net

E-MAIL

jmillsap@kfm-llc.com

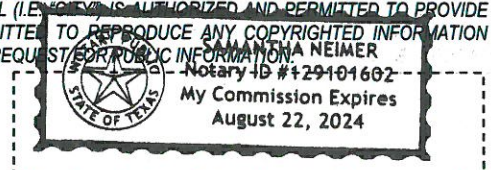
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. NOT EVEN) 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. NEIMER Notary ID #129101602

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June, 2022

OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Pamela Neimer

MY COMMISSION EXPIRES

08/22/2024



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:

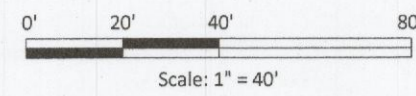
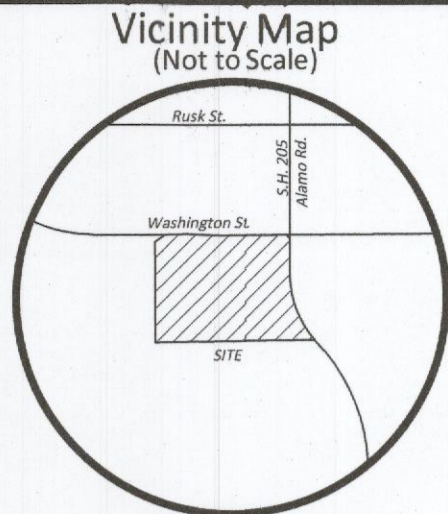
NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <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 checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION REPLAT 2022.dwg, REPLAT, 6/16/2022 8:18:48 AM

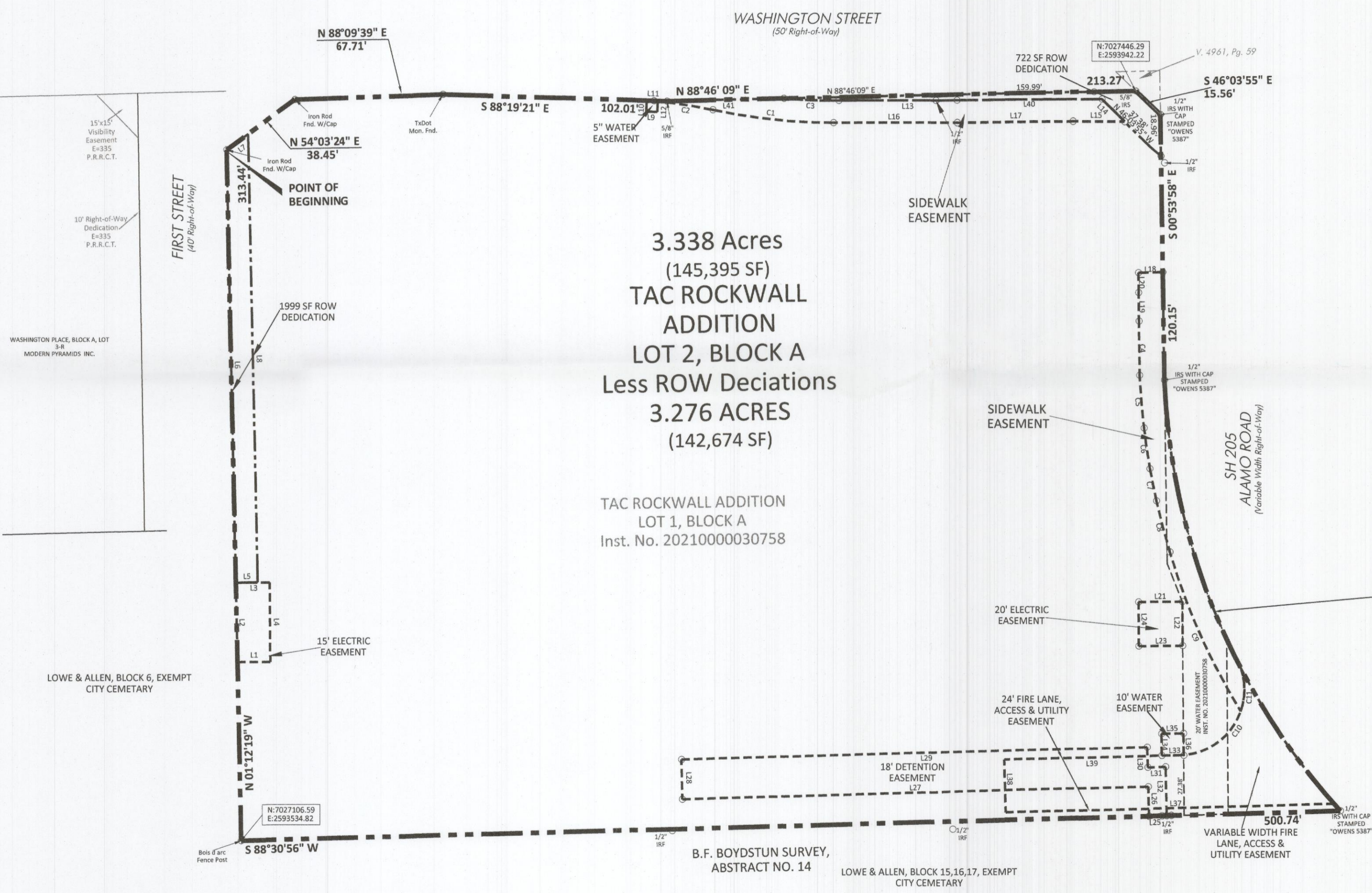


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

EASEMENTS LINE & CURVE TABLE

LINE BEARING	DISTANCE	CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 89°35'31" E	15.00				
L2	S 01°12'19" W	36.00				
L3	S 89°35'31" W	15.00				
L4	N 00°24'35" W	36.00				
L5	S 88°48'32" W	10.00				
L6	N 01°12'19" W	156.40				
L7	N 54°03'24" E	38.45				
L8	S 01°12'19" E	203.34				
L9	N 88°19'21" W	5.00				
L10	N 01°40'39" E	5.00				
L11	S 88°19'21" E	5.00				
L12	S 01°40'39" W	5.00				
L13	N 89°35'10" E	153.76				
L14	S 46°03'55" E	14.40				
L15	S 89°35'04" W	23.42				
L16	S 89°35'10" W	26.30				
L17	S 89°33'32" W	52.77				
L18	N 89°07'54" E	111.13				
L19	N 00°36'07" W	122.87				
L20	N 00°52'08" W	9.02				
L21	N 89°32'48" E	202.00				
L22	S 00°27'17" E	20.00				
L23	S 89°32'48" W	20.00				
L24	N 00°27'17" W	20.00				
L25	N 88°30'55" E	8.10				
L26	S 01°22'05" E	13.43				
L27	N 88°30'55" E	211.92				
L28	S 01°22'05" E	18.00				
L29	S 88°30'55" W	211.92				
L30	N 01°22'05" W	9.47				
L31	S 88°30'55" W	8.10				
L32	N 01°22'05" W	22.16				
L33	N 88°30'37" E	8.39				
L34	S 00°32'05" E	10.00				
L35	S 89°07'45" W	10.00				
L36	N 00°32'05" W	9.80				
L37	N 88°30'56" E	149.54				
L38	S 01°34'40" E	24.00				
L39	S 88°30'56" W	80.14				
L40	N 89°30'01" E	65.88				
L41	N 88°46'09" E	153.29				



3.338 Acres
(145,395 SF)
TAC ROCKWALL ADDITION
LOT 2, BLOCK A
Less ROW Dedications
3.276 ACRES
(142,674 SF)

TAC ROCKWALL ADDITION
LOT 1, BLOCK A
Inst. No. 2021000030758

B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
LOWE & ALLEN, BLOCK 15,16,17, EXEMPT
CITY CEMETARY

Δ=39°56'0.
R=309.74
A=215.88
CB=5 22°14'30

Case No.: _____
REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>Ownter: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032</p>	<p>Engineer: RFM ENGINEERING & DESIGN 3501 OLYMPUS BLVD., SUITE 100 DALLAS, TEXAS 75019 lbaron@rfm.com</p>	<p>Scale: 1" = 40' Date: March 18, 2022 Technician: Spradling/Bedford Drawn By: Spradling/Bedford</p>	<p>Checked By: Frank R. Owens P.C.: Cryer/Spradling File: TAC ROCKWALL ADDITION REPLAT Job No. 552-176 GF No.</p>
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301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 of 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 88°03'24" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 88°09'39" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 88°19'21" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, NORTH 88°46'09" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 46°03'55" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°53'58" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 88°30'56" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 01°12'19" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the TAC ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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

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

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By:
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022

Notary Public in and for the State of Texas

General Notes:

- 1) 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.
2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basin of Bearings: Bearings are based on Conveyance Plat of TAC ROCKWALL ADDITION, LOT 1, BLOCK A, recorded in Inst. No. 20210000030758, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, 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.

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 _____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

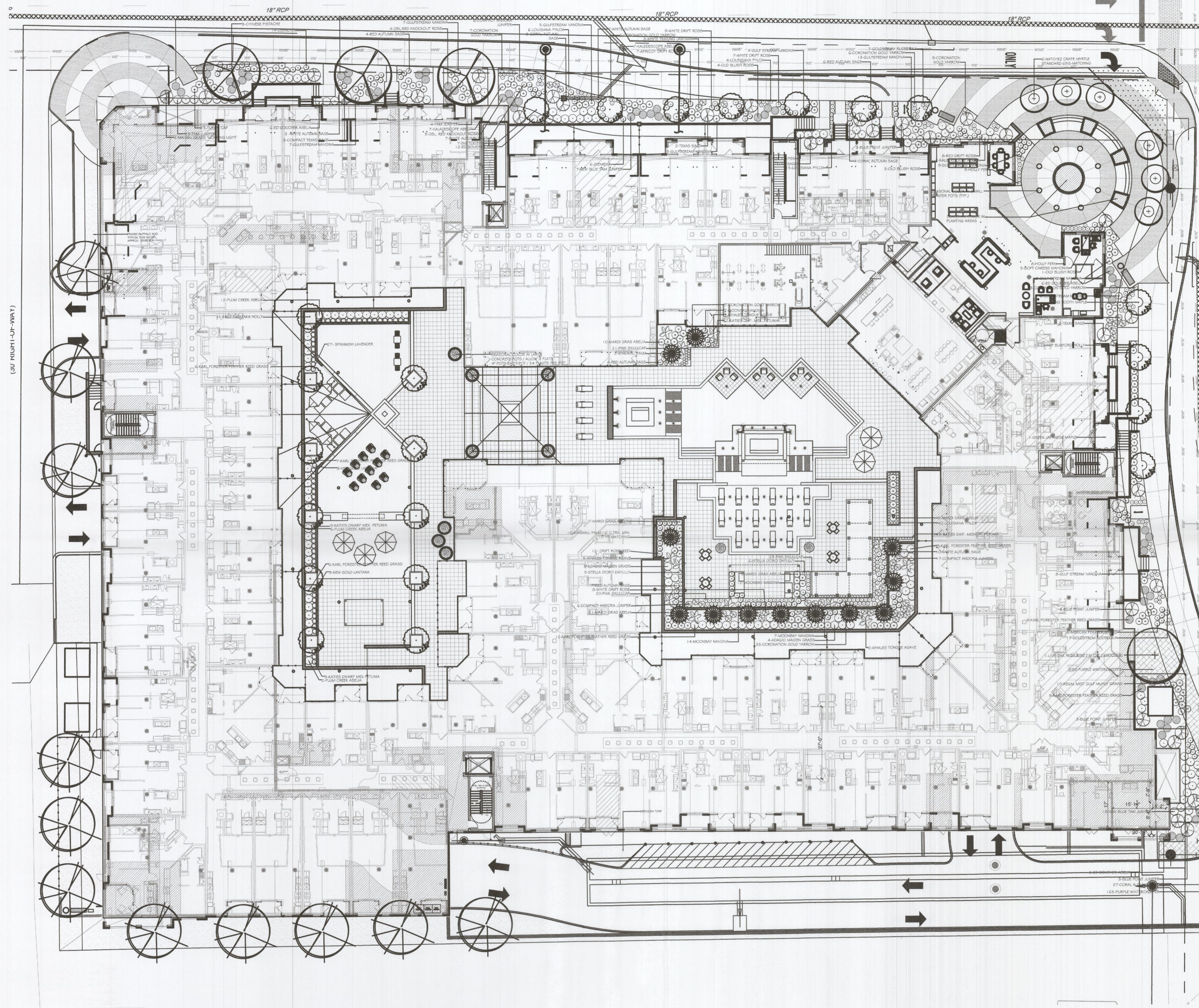
Owner: ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX 75032
Engineer: KFM ENGINEERING & DESIGN
3501 COLUMBUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jbaran@kfm-llc
Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job. No. 552-176
GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REG#10118200

WASHINGTON STREET
(50' RIGHT-OF-WAY)



QTY	DESCRIPTION	SIZE/REMARKS
TREES		
3	Chinese Pistache (Pistachio Chinesis)	4" cal / cont. grown. / 12' ht x 6" spd / matching
11	Live Oak 'highrise' (Quercus Virginiana 'high rise')	4" cal / cont. grown. / 12' ht x 6" spd / matching
12	Cedar Elm (Ulmus Crassifolia)	4" cal / cont. grown. / 12' ht x 6" spd / matching
11	Windmill Palm (Trachycarpus Fortunei)	10'-12' ht / 6" clear trunk / cont. grown / matching
6	East Palatka Holly (Ilex Attenuata 'east palatka')	45 gal. cont. / standard / 5' clear trk. / 12' ht / 5' spd.
7	Crape Myrtle 'natchez' (Lagostroemia Indica 'natchez')	45 gal. cont. / standard / 5' clear trk. / 12' ht / 5' spd.
7	Big Tooth Maple (Acer Grandidentatum)	3" cal / cont. grown / 8'-10' ht / 4" spd. / matching
1	Green Japanese Maple (Acer Palmatum 'verd')	30 gal. cont. / 6'-8' ht / 4" spd.
SHRUBS		
30	Abelia 'Ed Goucher' (Abelia Grandiflora 'e.goucher')	5 gal. cont. / 24" ht / 15" spd
52	Abelia 'Mardi Gras' (Abelia Grandiflora 'mardi gras')	3 gal. cont. / 15" ht / 15" spd.
20	Abelia 'Plum Creek' (Abelia Grandiflora 'plum creek')	3 gal. cont. / 15" ht / 15" spd.
17	Abelia 'Kaleidoscope' (Abelia Grandiflora 'kaleidoscope')	3 gal. cont. / 15" ht / 15" spd.
10	Agave 'Whale Tongue' (Agave spp. 'whale tongue')	15 gal. cont. / 24" x 24"
8	Texas Sage 'greencloud' (Leucophyllum Frutescens 'green cloud')	5 gal. cont. / 18" ht / 15" spd.
13	Juniper 'Blue Point' (Juniperus Chinesis 'blue point')	15 gal. cont. / 46" ht / 18" spd.
25	Juniper 'New Blue Tam' (Juniperus Tamarascifolia 'new blue')	3 gal. cont. / 15" ht / 15" spd.
37	Juniper 'Compact Andora' (Juniperus Horizontalis 'plumosa')	3 gal. cont. / 12" ht / 15" spd.
14	Mahonia 'Soft Caress' (Mahonia Eurybracteata 'soft caress')	3 gal. cont. / 15" ht / 12" spd.
61	Nandina 'Gulfstream' (Nandina Domestica 'gulfstream')	3 gal. cont. / 15" ht / 12" spd.
56	Nandina 'Moonbay' (Nandina Domestica 'moonbay')	3 gal. cont. / 15" ht / 12" spd.
8	Rose 'Old Blush' (Rose spp. 'old blush')	3 gal. cont. / 18" ht / 15" spd.
9	Rose 'Dbl. Red Knockout' (Rose spp. 'knock out dbl. red')	3 gal. cont. / 18" ht / 15" spd.
7	Rose 'Drift Apricot' (Rose spp. 'drift apricot')	3 gal. cont. / 12" ht / 12" spd.
20	Rose 'Drift Red' (Rose spp. 'drift red')	3 gal. cont. / 12" ht / 12" spd.
24	Rose 'Drift White' (Rose spp. 'drift white')	3 gal. cont. / 12" ht / 12" spd.
18	Holly 'Dwarf Burford' (Ilex Cornuta burfordii 'hana')	5 gal. cont. / 24" ht / 18" spd.
PERENNIALS/GRASSES		
11	Flame Acanthus (Anisacanthus quadrifidus 'wnghtn')	3 gal. cont. / 18" ht / 15" spd.
13	Turks Cap (Malvastrum drummondii)	3 gal. cont. / 24" ht / 12" spd.
27	Autumn Sage 'White' (Salvia Greggii 'white')	3 gal. cont. / 12" ht / 12" spd.
21	Autumn Sage 'Red' (Salvia Greggii 'red')	3 gal. cont. / 12" ht / 12" spd.
36	Autumn Sage 'Coral' (Salvia Greggii 'coral')	3 gal. cont. / 12" ht / 12" spd.
20	Zexmenia (Wedelia texana)	1 gal. cont. / 12" ht / 12" spd.
47	Yarrow 'Coronation Gold' (Achillea Millefolium 'com.gold')	1 gal. cont. / 12" ht / 12" spd.
67	Philox 'Louisiana' (Philox Sulcata 'louisiana')	3 gal. cont. / 24" ht / 24" spd.
24	Rudbeckia 'goldstrum' (Rudbeckia hirta 'boldstrum')	1 gal. cont. / 12" ht / 12" spd.
41	Mex. Petunia 'Katie's Dwarf' (Ruellia spp. 'katie's dwarf')	1 gal. cont. / 8" ht / 8" spd.
11	Daylily 'Stella D'oro' (Hemerocallis Flava 'stella d'oro')	1 gal. cont. / 12" ht / 12" spd.
41	Pink Skullcap (Scutellaria suffrutescens 'pink')	1 gal. cont. / 12" ht / 8" spd.
18	Lantana 'New Gold' (Lantana spp. 'new gold')	1 gal. cont. / 12" ht x 12" spd.
3	Lantana 'White Trailing' (Lantana spp. 'white trailing')	1 gal. cont. / 12" ht / 12" spd.
17	Fern 'Holly' (Cyrtomium Falcatum)	3 gal. cont. / 15" ht / 15" spd.
9	Maiden Grass 'Adagio' (Miscanthus Gracillimus 'adagio')	3 gal. cont. / 24" ht / 24" spd.
4	Maiden Grass 'Morning Light' (Miscanthus Gracillimus 'morning light')	3 gal. cont. / 24" ht / 24" spd.
19	Pink Muhly Grass 'Regal Mist' (Muhlenbergia Capillans 'regal mist')	3 gal. cont. / 18" ht / 15" spd.
56	Feather Reed Grass 'Karl Foerster' (Calamagrostis acutiflora)	3 gal. cont. / 24" ht / 18" spd.
6	Mexican Feather Grass (Stipa Tenuesisima)	1 gal. cont. / 12" ht / 8" spd.
27	Spanish Lavender (Lavandula Stoechas 'spanish')	3 gal. cont. / 15" ht / 12" spd.
GROUND COVERS		
455	Purple Wintercreeper (Euonymus Coloratus)	4" pots / 4 - 6" runner per pot
TURF		
550	Buffalo '609' (Buchloe Dactyloides '609')	Sod / Square Yards
NOTE:		
Plant list is an aid for city review and contractors are advised to verify all quantities as shown on the plan(s).		

LANDSCAPE REQUIREMENTS TABLE		
Based on the requirements of Rockwall, TX		
AREA	REQUIRED	PROPOSED
Landscape Requirements *There are no shrub or tree requirements for the downtown district.		
Bicycle Rack Requirements Bicycle Racks will be provided at 1 per 10 parking spaces (total 46 bike spaces)	46	46
Tree Mitigation Requirements Based on the City of Rockwall Tree Replacement Guidelines and the Tree Survey prepared by Integrated Environmental Solutions, there are 734 replacement caliper inches required. Approximately 150 caliper inches will be planted along Washington Street and South Alamo Road. *Any deficient mitigation inches will be paid by an agreed upon fee between the developer and city.	734	134



LANDPATTERNS INC.
landscape architects

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

THE BAILEY
ROCKWALL, TEXAS

DATE:
12/06/2021

PROJECT NUMBER:
210510D

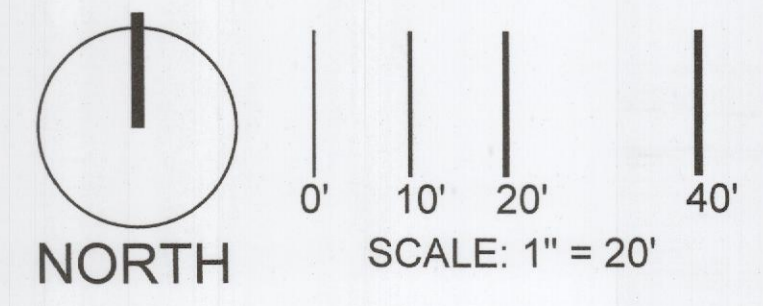
REVISIONS

NO	DATE

ISSUED FOR:
PERMIT/BID SET
SHEET NUMBER

L.4.1
LANDSCAPE PLAN

COPYRIGHT © 2021





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-033

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

TAC Rockwall Addition

LOT

1

BLOCK

A

GENERAL LOCATION

SW Corner of Alamo Road and Washington Street

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

DT/SH 66 Overlay

CURRENT USE

Vacant/Police Parking

PROPOSED ZONING

DT/SH 66 Overlay

PROPOSED USE

Urban Residential

ACREAGE

3.338

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Rockwall Downtown Lofts, Ltd.

APPLICANT

KFM Engineering & Design

CONTACT PERSON

Tony Austin

CONTACT PERSON

Josh Millsap

ADDRESS

1600 N Collins Boulevard
Suite 300

ADDRESS

3501 Olympus Boulevard
Suite 100

CITY, STATE & ZIP

Richardson, Texas 75080

CITY, STATE & ZIP

Dallas, Texas 75019

PHONE

214-507-9055

PHONE

469-899-0536

E-MAIL

taustin@tac-inc.net

E-MAIL

jmillsap@kfm-llc.com

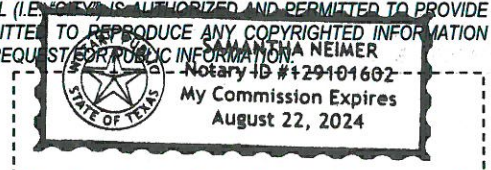
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. NEIMER Notary ID #129101602

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June, 2022

OWNER'S SIGNATURE



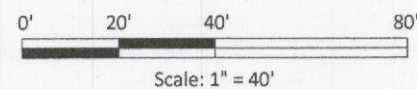
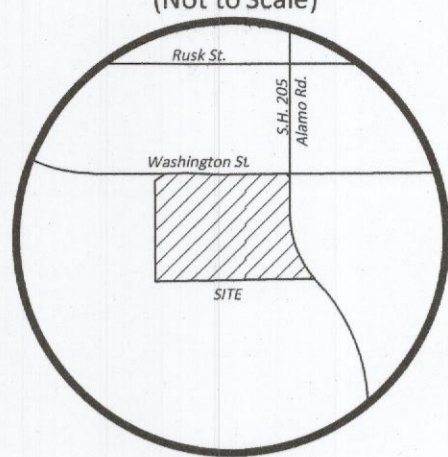
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Pamela Neimer

MY COMMISSION EXPIRES 08/22/2024

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION\REPLAT 2022.dwg, REPLAT, 6/16/2022 8:18:48 AM



Vicinity Map (Not to Scale)



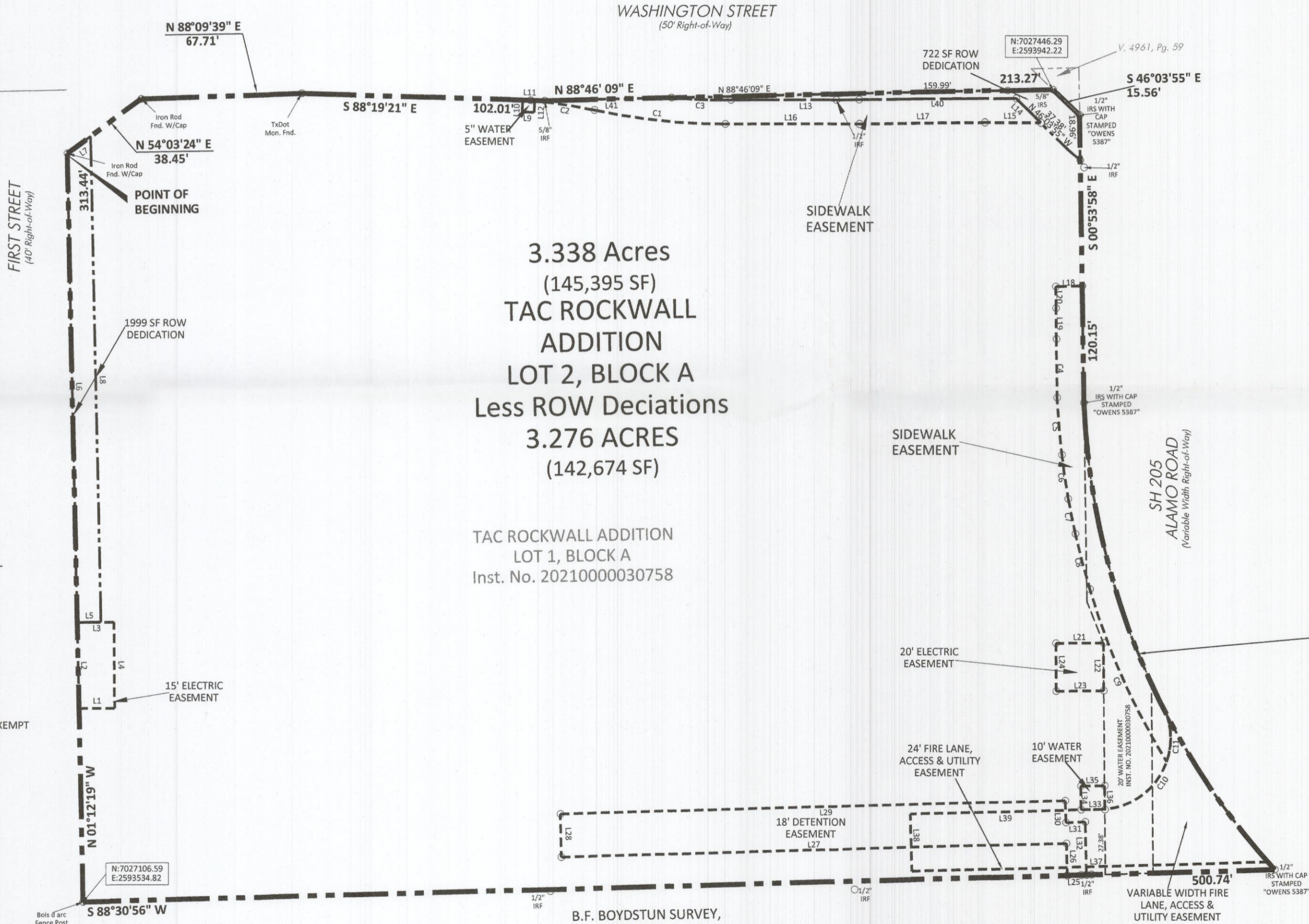
Scale: 1" = 40'

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- DRRCT Deed Records Rockwall County, Texas
- PRNCT Plat Records Rockwall County, Texas
- RPRRCT Real Property Records Rockwall County, Texas
- OPRRCT Official Public Records Rockwall County, Texas

EASEMENTS LINE & CURVE TABLE

LINE BEARING	DISTANCE	CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 89°35'31" E	15.00				
L2	S 01°12'19" W	36.00				
L3	S 88°39'21" W	115.50				
L4	N 00°24'35" W	36.00				
L5	S 88°48'22" W	110.00				
L6	N 01°12'19" W	196.40				
L7	N 54°03'24" E	38.45				
L8	S 01°12'19" E	205.34				
L9	N 88°19'21" W	5.00				
L10	N 01°40'39" W	5.00				
L11	S 88°19'21" E	5.00				
L12	S 01°40'39" W	5.00				
L13	N 89°58'19" E	153.75				
L14	S 46°03'55" E	14.40				
L15	S 89°58'19" W	224.24				
L16	S 89°48'10" W	166.30				
L17	S 89°33'32" W	52.77				
L18	N 00°07'54" E	111.13				
L19	N 00°36'07" W	122.87				
L20	N 00°52'08" W	9.02				
L21	N 88°42'48" E	200.00				
L22	S 00°27'17" E	20.00				
L23	S 89°24'45" W	20.00				
L24	N 00°27'17" W	20.00				
L25	N 88°30'55" E	8.10				
L26	S 01°22'05" E	114.43				
L27	N 88°30'55" E	211.92				
L28	S 01°22'05" E	18.00				
L29	S 88°30'55" W	211.92				
L30	N 01°22'05" W	9.47				
L31	S 88°30'55" W	8.10				
L32	N 01°22'05" W	22.16				
L33	N 88°30'37" E	8.39				
L34	S 00°52'05" E	110.00				
L35	S 89°07'45" W	10.00				
L36	N 00°52'05" W	9.80				
L37	N 88°30'56" E	149.54				
L38	S 01°34'40" E	24.00				
L39	S 88°30'56" W	80.14				
L40	N 89°30'01" E	65.88				
L41	N 88°46'09" E	153.29				



3.338 Acres
(145,395 SF)
TAC ROCKWALL
ADDITION
LOT 2, BLOCK A
Less ROW Dedications
3.276 ACRES
(142,674 SF)

TAC ROCKWALL ADDITION
LOT 1, BLOCK A
Inst. No. 2021000030758

B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
LOWE & ALLEN, BLOCK 15,16,17, EXEMPT
CITY CEMETARY

Δ=39°56'0.
R=309.74
A=215.88
CB=5 22°14'30

Case No.: _____
REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OwNer: ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX. 75032

Engineer: RFA ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
lbaron@rfa.com

Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: TAC ROCKWALL ADDITION REPLAT
Job No. 552-176
GF No.

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

Sheet: 1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 88°03'24" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 88°09'39" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 88°19'21" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, NORTH 88°46'09" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 46°03'55" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°53'58" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 88°30'56" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 01°12'19" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the TAC ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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

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

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By:
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022

Notary Public in and for the State of Texas

General Notes:

- 1) 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.
2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basin of Bearings: Bearings are based on Conveyance Plat of TAC ROCKWALL ADDITION, LOT 1, BLOCK A, recorded in Inst. No. 20210000030758, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, 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.

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 _____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX 75032
Engineer: KFM ENGINEERING & DESIGN
3501 COLUMBUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jbaran@kfm-llc
Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job. No. 552-176
GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REG#10118200

N:\ALL FILES\52-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\TAC ROCKWALL ADDITION\REPLAT 2022.dwg, REPLAT, 6/17/2022 11:29:42 AM



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: The Mayor and City Council
DATE: June 28, 2022
APPLICANT: Josh Millsap; *KFM Engineering & Design*
CASE NUMBER: P2022-033; *Replat of Lot 2, Block A, TAC Rockwall Addition*

SUMMARY

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 2, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lot 1, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 3.338-acre tract of land (*i.e. Lot 1, Block A, TAC Rockwall Addition*) in order to establish one (1) lot (*i.e. Lot 2, Block A, TAC Rockwall Addition*) for the purpose of establishing easements to facilitate the construction of a 263-unit *Urban Residential (i.e. Multi-Family Apartment) Building*.
- The majority of the subject property (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition*) is a part of the *Plan of Rockwall -- also known as the Rockwall OT Addition or Rockwall Original Town Addition --*, which was recorded on September 27, 1861. The remainder the of the subject property (*i.e. Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) was incorporated with the *Lowe & Allen Subdivision* prior to 1911 based on the May 16, 1911 Sanborn Maps. As of the January 3, 1972, the Historic Zoning Maps show the subject property being zoned General Retail (GR) District. This designation remained until the subject property was rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34 (which is also known as the Downtown Regulating Plan)*. On June 18, 2021, the applicant submitted a site plan (*i.e. Case No. SP2021-020*) for the subject property proposing a four (4) story, 263-unit apartment complex (*i.e. Rockwall Downtown Lofts*) and a conveyance plat (*i.e. Case No. P2021-035*) combining (13) lots (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition, and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) and conveying the subject property. The conveyance plat was approved by the City Council on July 6, 2021, and the site plan was approved by the Planning and Zoning Commission on July 27, 2021.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances --* is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 2, Block A, TAC Rockwall Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 28, 2022, the Planning and Zoning Commission approved a motion to approve the replat with a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-033

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

TAC Rockwall Addition

LOT

1

BLOCK

A

GENERAL LOCATION

SW Corner of Alamo Road and Washington Street

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

DT/SH 66 Overlay

CURRENT USE

Vacant/Police Parking

PROPOSED ZONING

DT/SH 66 Overlay

PROPOSED USE

Urban Residential

ACREAGE

3.338

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Rockwall Downtown Lofts, Ltd.

APPLICANT

KFM Engineering & Design

CONTACT PERSON

Tony Austin

CONTACT PERSON

Josh Millsap

ADDRESS

1600 N Collins Boulevard
Suite 300

ADDRESS

3501 Olympus Boulevard
Suite 100

CITY, STATE & ZIP

Richardson, Texas 75080

CITY, STATE & ZIP

Dallas, Texas 75019

PHONE

214-507-9055

PHONE

469-899-0536

E-MAIL

taustin@tac-inc.net

E-MAIL

jmillsap@kfm-llc.com

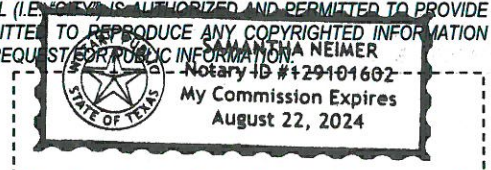
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. NOT EVEN) 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. NEIMER

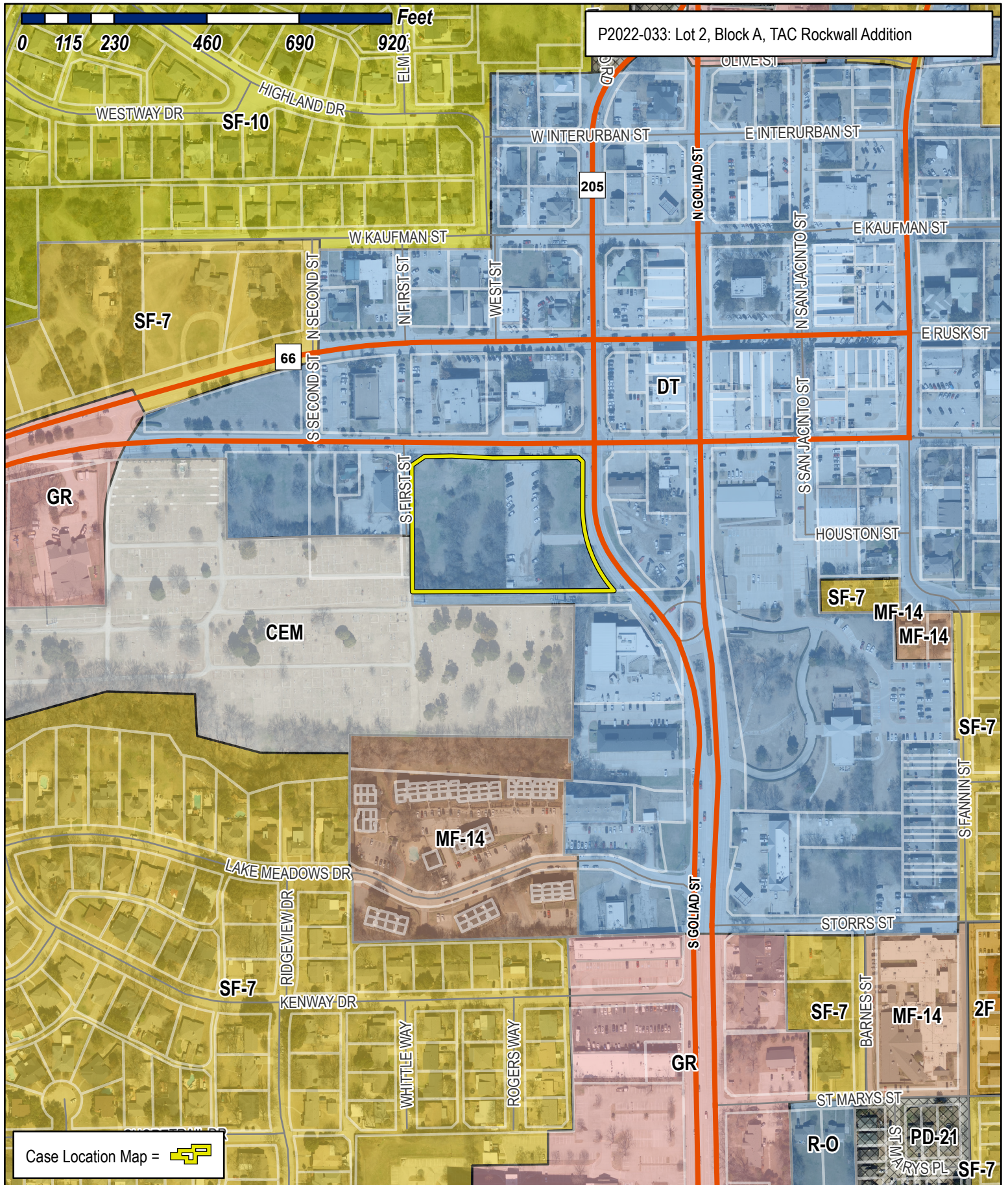
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June, 2022

OWNER'S SIGNATURE




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Pamela Neimer

MY COMMISSION EXPIRES 08/22/2024



P2022-033: Lot 2, Block A, TAC Rockwall Addition

Case Location Map = 



City of Rockwall

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

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



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 88°03'24" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 88°09'39" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 88°19'21" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, NORTH 88°46'09" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 46°03'55" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°53'58" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 88°30'56" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 01°12'19" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the TAC ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By:
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022

Notary Public in and for the State of Texas

General Notes:

- 1) 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.
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SURVEYOR'S CERTIFICATE

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THAT I, Frank R. Owen, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
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GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basin of Bearings: Bearings are based on Conveyance Plat of TAC ROCKWALL ADDITION, LOT 1, BLOCK A, recorded in Inst. No. 20210000030758, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, 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.

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 _____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

BEING A REPLAT OF
TAC ROCKWALL ADDITION, LOT 1, BLOCK A
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX 75032
Engineer: KFM ENGINEERING & DESIGN
3501 COLUMBUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jbaran@kfm-llc
Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job. No. 552-176
GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REG#10118200



July 8, 2022

TO: Josh Milsap
3501 Olympus Boulevard
Suite 100
Dallas, TX 75019

CC: Tony Austin
1600 N Collins Boulevard
Suite 300
Richardson, TX 75080

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

SUBJECT: P2022-033; Replat for Lot 2, Block A, TAC Rockwall Addition

Josh:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 5, 2022.

Planning and Zoning Commission

On June 28, 2022, the Planning and Zoning Commission approved a recommendation to approve the Replat with a vote of 7-0.

City Council

On July 5, 2022, the City Council approved a motion to approve the Replat with a vote of 6-0, with Mayor Fowler absent.

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 the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

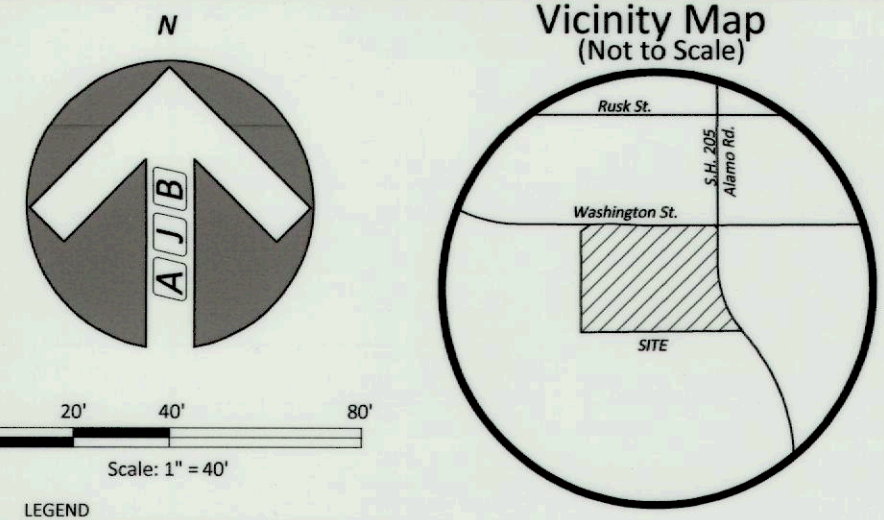
All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

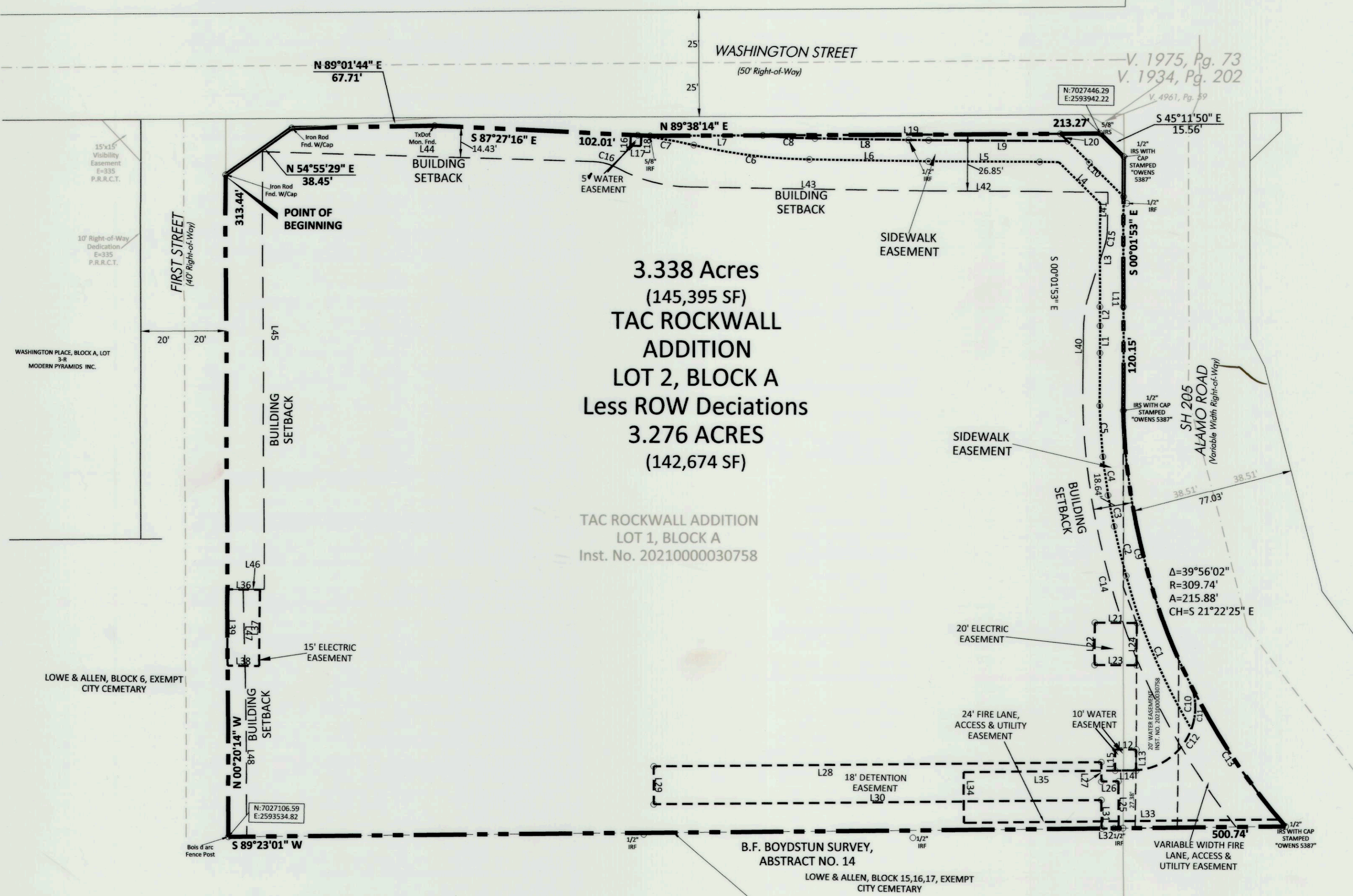

Bethany Ross
Planner

EASEMENTS & BUILDING LINE - LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 00°15'59" E	12.87						
L2	N 00°00'00" E	19.23						
L3	N 00°09'24" E	48.95						
L4	N 45°11'50" W	27.82						
L5	N 89°42'3" W	52.77						
L6	N 89°09'45" W	56.30						
L7	N 89°38'14" E	53.39						
L8	S 89°09'45" E	53.76						
L9	S 89°37'54" E	65.88						
L10	S 45°11'50" E	37.38						
L11	S 00°01'53" E	101.19						
L12	N 90°00'00" W	10.00						
L13	N 00°00'00" W	9.85						
L14	N 89°22'42" E	18.39						
L15	S 00°00'00" W	10.00						
L16	N 02°32'44" E	5.00						
L17	N 87°27'16" W	5.00						
L18	S 02°32'44" W	5.00						
L19	S 89°38'14" W	141.02						
L20	N 45°11'59" W	14.92						
L21	S 89°35'12" E	20.00						
L22	N 00°24'48" E	20.00						
L23	N 89°35'12" W	20.00						
L24	S 00°24'48" W	20.00						
L25	N 00°37'00" W	22.16						
L26	S 89°23'00" W	18.10						
L27	N 00°37'00" W	9.27						
L28	S 89°23'00" W	211.92						
L29	S 00°37'00" E	18.00						
L30	N 89°23'00" E	211.92						
L31	S 00°37'00" E	13.43						
L32	N 89°23'00" E	8.10						
L33	N 89°23'01" E	149.54						
L34	S 00°41'41" E	24.00						
L35	S 89°23'01" W	80.18						
L36	N 89°32'24" W	15.50						
L37	N 00°27'30" E	36.00						
L38	S 89°32'24" E	15.00						
L39	S 00°20'14" E	36.00						
L40	N 00°32'39" E	12.58						
L41	N 00°19'15" E	16.38						
L42	N 89°44'23" W	52.77						
L43	N 89°09'45" W	112.99						
L44	N 88°21'08" W	156.90						
L45	S 00°20'14" E	173.40						
L46	S 89°39'46" W	19.96						
L47	S 01°25'44" E	41.97						
L48	S 00°38'13" E	75.04						



LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 DRRCT Deed Records Rockwall County, Texas
 PRRCT Plat Records Rockwall County, Texas
 RPRRCT Real Property Records Rockwall County, Texas
 OPRRCT Official Public Records Rockwall County, Texas



**3.338 Acres
 (145,395 SF)
 TAC ROCKWALL
 ADDITION
 LOT 2, BLOCK A
 Less ROW Deciations
 3.276 ACRES
 (142,674 SF)**

TAC ROCKWALL ADDITION
 LOT 1, BLOCK A
 Inst. No. 20210000030758

B.F. BOYDSTUN SURVEY,
 ABSTRACT NO. 14
 LOWE & ALLEN, BLOCK 15,16,17, EXEMPT
 CITY CEMETARY

100' TEXAS POWER & LIGHT
 EASEMENT.
 CAB. B, SLIDE 7
 P.R.R.C.T.

Encroachment on
 Easement
 Inst. No.
 20220000020929

$\Delta=39^{\circ}56'02''$
 $R=309.74'$
 $A=215.88'$
 $CH=5'21^{\circ}22'25'' E$

Case No.: P2022-033
REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
 REPLAT
 LOTS 1, BLOCK A TAC ROCKWALL ADDITION
 Containing a total of 3.276 Acres
 Situated in the B. F. Boydston Survey, Abstract No. 14
 City of Rockwall, Rockwall County, Texas

Owner:
 ROCKWALL DOWNTOWN LOFTS, LTD
 2300 Versailles Ct.
 Heath, TX 75032

Engineer:
 KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD., SUITE 100
 DALLAS, TEXAS 75019
 jkaran@kfm-llc

Scale: 1" = 40'
 Date: March 18, 2022
 Technician: Spradling/Bedford
 Drawn By: Spradling/Bedford

Checked By: Frank R. Owens
 P.C.: Cryer/Spradling
 File: TAC ROCKWALL ADDITION REPLAT
 Job No. 552-176
 GF No.

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

Sheet:
 1
 Of: 2



TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #2021000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°03'24" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 88°09'39" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 88°19'21" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, NORTH 88°46'09" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 46°03'55" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°53'58" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 88°30'56" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 01°12'19" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the TAC ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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

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

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 7th day of December, 2022

Kathryn Diane English
Notary Public in and for the State of Texas



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
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
12/29/2022 09:38:44 AM
\$100.00
2022000027419



Jennifer Fogg
County Clerk

RECOMMENDED FOR FINAL APPROVAL

12-27-2022
Planning and Zoning Commission Date

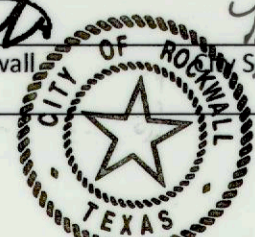
APPROVED

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 5th day of July, 2022.

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 19th day of December, 2022.

Mayor, City of Rockwall
Kristy Jeger, Secretary
Amy Williams, P.E., City Engineer



Case No.: P2022-033

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOTS 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.276 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct Heath, TX 75032	Scale: 1" = 40' Date: March 18, 2022 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: Frank R. Owens P.C.: Cryer/Spradling File: ROCKWALL LOFTS CP 2022-06-09 Job No. 552-176 GF No.
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301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

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Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200