



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-045

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 515 S. Clark St. Lot 5A  
 SUBDIVISION: JE Harris Subdivision LOT 5 BLOCK A  
 GENERAL LOCATION: Downtown Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF3 CURRENT USE: n/a  
 PROPOSED ZONING: SF3 PROPOSED USE: n/a  
 ACREAGE: 1.847 AC LOTS (CURRENT): Lot 5 + Block 108 LOTS (PROPOSED): 1.847 AC  
 1.5 Acres

**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: Clark Street Ventures LLC  APPLICANT: Clark Street  
 CONTACT PERSON: Heather Cullins CONTACT PERSON: Heather Cullins  
 ADDRESS: 401 Country Ridge Rd ADDRESS: 401 Country Ridge Rd  
 CITY, STATE & ZIP: Rockwall, TX 75087 CITY, STATE & ZIP: Rockwall, TX 75087  
 PHONE: 972 849 8136 PHONE: 972-849-8136  
 E-MAIL: heathercullins@gmail.com E-MAIL: heathercullins@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Heather Cullins [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 \$ 345.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

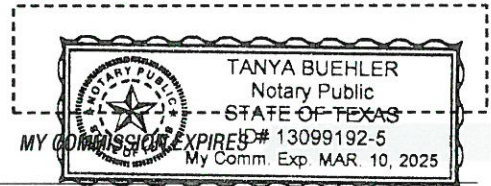
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2022

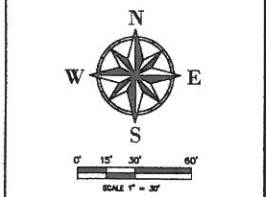
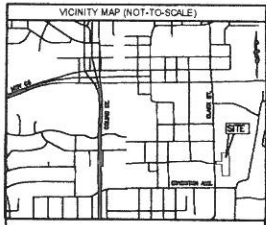
OWNER'S SIGNATURE

*H. Cullins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Tanya Buehler*





**LEGEND**

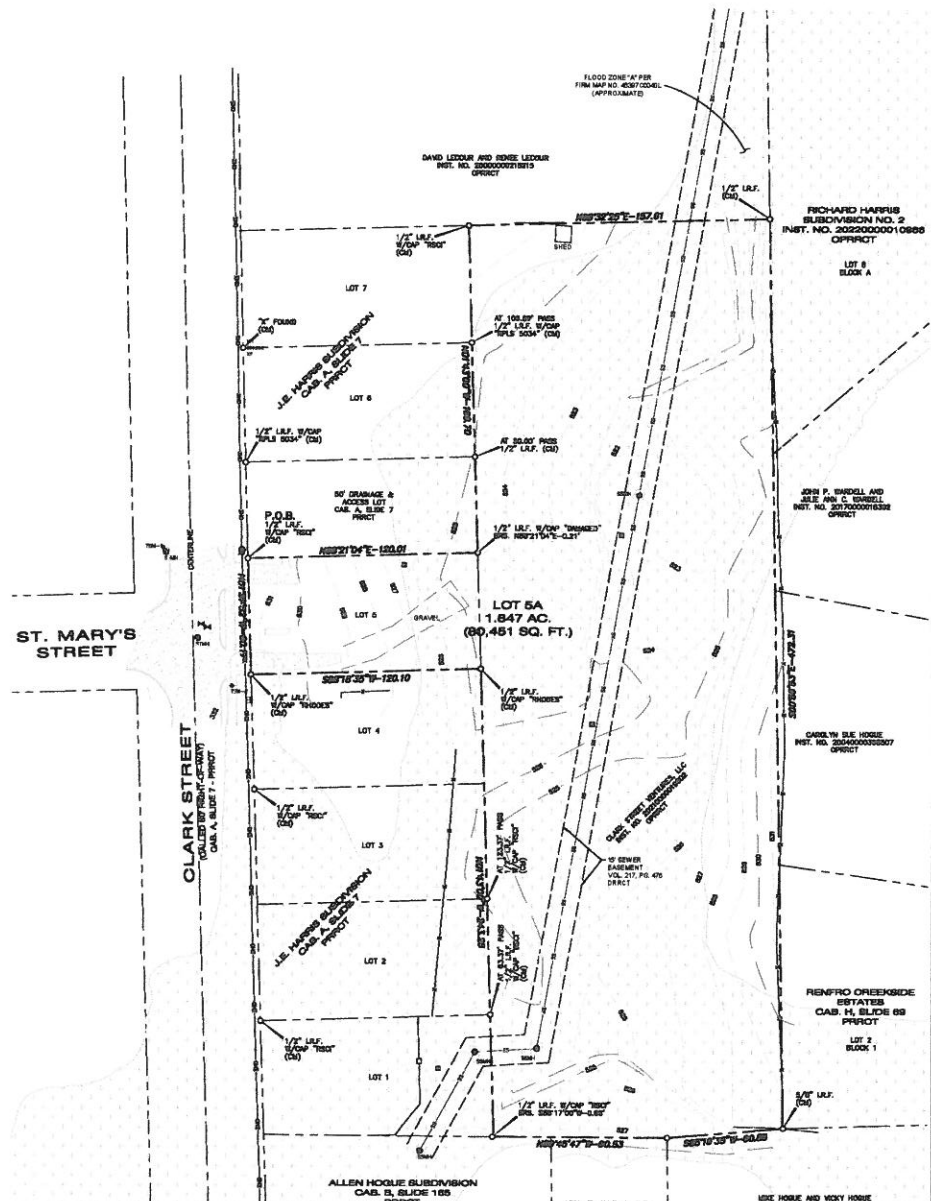
P.O.B.	POINT OF BEGINNING
1/2" IRON ROD FOUND	IRON ROD FOUND
OFFICER	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PRICET	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRICET	DEED RECORDS, ROCKWALL COUNTY, TEXAS
0	1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLER NOTED)
1	STORM MANHOLE
2	SANITARY MANHOLE
3	WATER VALVE
4	CLEAN OUT
5	POWER POLE
6	WATER VALVE
7	CONCRETE

**GENERAL NOTES:**

1. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT DRAINAGE EJECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983 OR 2011 COORDINATE VALUES, NO SCALE, AND NO REDUCTIONS.
5. SELLING A PORTION OF THE ACRES BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND ERECTION PLATING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
6. LOCATED IN THE CITY OF ROCKWALL, TEXAS.
7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNDER 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 BLOCK PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, AS REQUIRED UNDER ORDINANCE 18-56.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

**FLOOD NOTE:**

ACCORDING TO COMMUNITY PANEL NO. 4857000404, DATED SEPTEMBER 29, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREA) SUBJECT TO SUBMERSION BY ANCHOR CHAIN FLOODS (NO BASE FLOOD ELEVATIONS ESTABLISHED). THIS SUBMERSION DOES NOT MEAN THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. IN SOME COASTAL AREAS, SPECIAL FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY HURRICANE OR TROPICAL STORMS. THE FLOOD ELEVATIONS SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



STATE OF TEXAS:  
 COUNTY OF ROCKWALL:  
 WHEREAS CLARK STREET VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE CLARK STREET VENTURES, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200081892, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (PRICET), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "907" FOUND IN THE EAST LINE OF CLARK STREET (90' WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 5 OF THE J.E. HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 7, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (PRICET);  
 THENCE NORTH 88 DEGREES 21 MINUTES 54 SECONDS EAST, LEAVING SAID EAST LINE, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD WITH CAP (DAMAGE) FOUND AT THE NORTH EAST CORNER OF SAID LOT 5;  
 THENCE NORTH 01 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID J.E. HARRIS SUBDIVISION, A DISTANCE OF 169.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "907" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
 THENCE NORTH 88 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 187.81 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF BLOCK A, RICHARD HARRIS SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202200051215 (OPRICET), AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
 THENCE SOUTH 00 DEGREES 56 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK A, THE JOHN P. WARDWELL AND JULIE ANN C. WARDWELL TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202000038962 (OPRICET), THE CAROLYN BULL HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 200400020887, AND LOT 2, BLOCK 1 OF THE RENFRO CRENSHIDE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89 (PRICET), A DISTANCE OF 472.29 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE MCKE HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 301600000230 (OPRICET), AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
 THENCE SOUTH 85 DEGREES 18 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CLARK STREET VENTURES TRACT, A DISTANCE OF 80.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "106" SET AT THE NORTHWEST CORNER OF SAID HOGUE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MICHAEL ALLEN HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 302300042220 (OPRICET);  
 THENCE NORTH 88 DEGREES 44 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, AND THE COMMON NORTH LINE OF SAID HOGUE TRACT (INST. 202100020423) AND LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89, (PRICET), A DISTANCE OF 80.89 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID J.E. HARRIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "907" FOUND BEARS SOUTH 88 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.88 FEET;  
 THENCE NORTH 01 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "908" FOUND AT THE EAST COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
 THENCE SOUTH 88 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 120.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "908" FOUND IN THE EAST LINE OF CLARK STREET AT THE WEST COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
 THENCE NORTH 01 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.847 (80,451) SQUARE FEET OF LAND, MORE OR LESS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER:  
 STATE OF TEXAS & COUNTY OF ROCKWALL &  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS

THAT I, DANIEL CHASE ONEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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.

DANIEL CHASE ONEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8570, ONEAL SURVEYING COMPANY, LLC, 205 WINDCO CIRCLE, STE. 100, WYLIE, TEXAS 75098.

APPROVED:

PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGER, CITY OF ROCKWALL \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

OWNER:  
 CLARK STREET VENTURES, LLC  
 401 COUNTRY RIDGE RD  
 ROCKWALL, TX 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, ME, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE J.E. HARRIS SUBDIVISION LOT 5A, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I DO FURTHER CERTIFY THAT ALL OTHER WRITERS WHO HAVE MORTGAGE OR OTHER INTEREST IN THE J.E. HARRIS SUBDIVISION LOT 5A HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY REVERSE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES SET FORTH AND FOR THE AUTOMATIC LIAISON AND ACCOMMODATION OF ALL UTILITIES DESIRABLE TO USE (USING SAID EASEMENTS) ALSO UNDERSTANDS AND THE FOLLOWING:

1. NO STRUCTURES 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 OBSTRUCTIONS OR IMPROVEMENTS WHICH IN ANYWAY ENHANCE OR IMPROVE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THE RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO CROSS TO AND FROM AND ON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND EITHER ADDING TO OR REMOVING ALL OR PART OF THESE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PRECLUDING THE FURNISHING 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 DOWLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNLESS 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 STREET TO WHICH PROPERTY RIGHTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM BARRIERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER AND/OR CITY ADMINISTRATION, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY TREASURY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PRE-VALUING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND/OR PAYOR FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INITIAL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS UNLESS THE ESCROW DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROSECUTIVE PAYMENTS AS THE WORK PROGRESS IS MAKING SUCH IMPROVEMENTS BY HAVING CERTAIN RESUBMITTALS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE, OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A COMPARE SURETY BOND WITH THE CITY SECRETARY IN AN AMOUNT 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 SET BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I (WE) MY (OUR) SUCCESSORS AND HEIRS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EASEMENTS MADE HEREIN.

FOR: \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF TEXAS & COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PRELIMINARY REPLAT**  
**LOT 5A**  
**J. E. HARRIS SUBDIVISION**  
 BEING A REPLAT OF LOT 5  
 J.E. HARRIS SUBDIVISION  
 CABINET A, SLIDE 7, P.R.C.T.  
 B.F. BOYDSTUN SURVEY, ABST. NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO.: P2022-XXX

ONEAL SURVEYING CO.  
 205 WINDCO, STE. 100  
 WYLIE, TX 75098  
 TBPUS FIRM # 10194132  
 WWW.ONEALSURVEYING.COM

JOB NO.: 2208-00  
 DATE: 2022-09-15  
 DRAWN: D.C.  
 SCALE: 1" = 30'



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-045

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) <sup>1</sup>
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 515 S. Clark St. Lot 5A  
 SUBDIVISION: JE Harris Subdivision LOT 5 BLOCK A  
 GENERAL LOCATION: Downtown Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF3 CURRENT USE: n/a  
 PROPOSED ZONING: SF3 PROPOSED USE: n/a  
 ACREAGE: 1.847 AC LOTS (CURRENT): Lot 5 + Block 108 LOTS (PROPOSED): 1.847 AC  
 1.5 Acres

**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: Clark Street Ventures LLC  APPLICANT: Clark Street  
 CONTACT PERSON: Heather Cullins CONTACT PERSON: Heather Cullins  
 ADDRESS: 401 Country Ridge Rd ADDRESS: 401 Country Ridge Rd  
 CITY, STATE & ZIP: Rockwall, TX 75087 CITY, STATE & ZIP: Rockwall, TX 75087  
 PHONE: 972 849 8136 PHONE: 972-849-8136  
 E-MAIL: heathercullins@gmail.com E-MAIL: heathercullins@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Heather Cullins [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 \$ 345.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

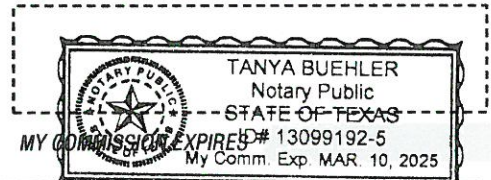
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2022

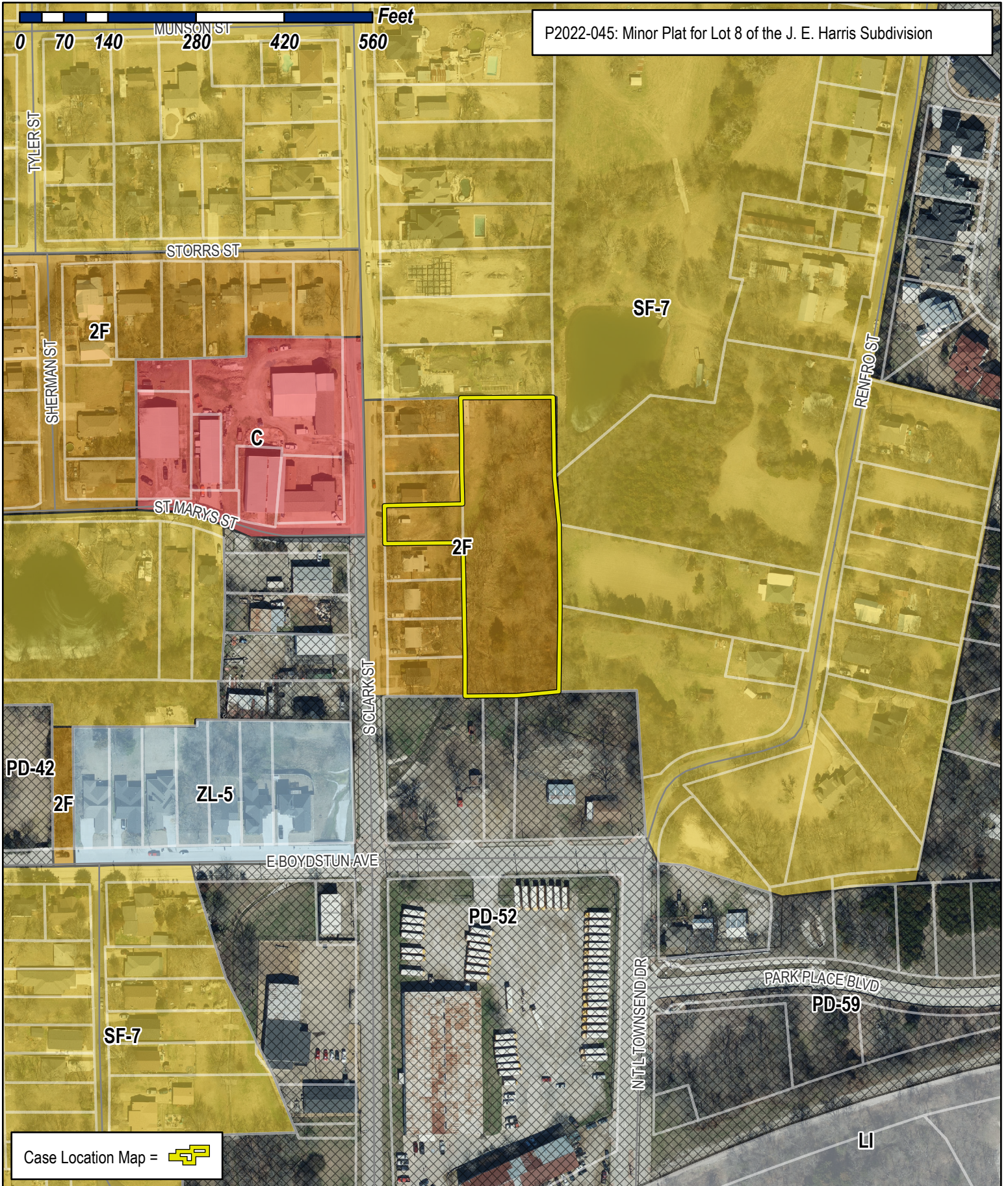
OWNER'S SIGNATURE

*H. Cullins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Tanya Buehler*





P2022-045: Minor Plat for Lot 8 of the J. E. Harris Subdivision

Case Location Map = 

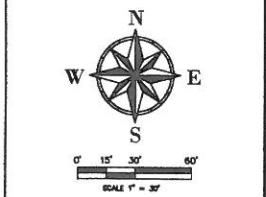
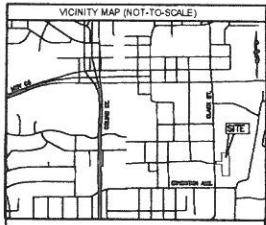


# City of Rockwall

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.





**LEGEND**

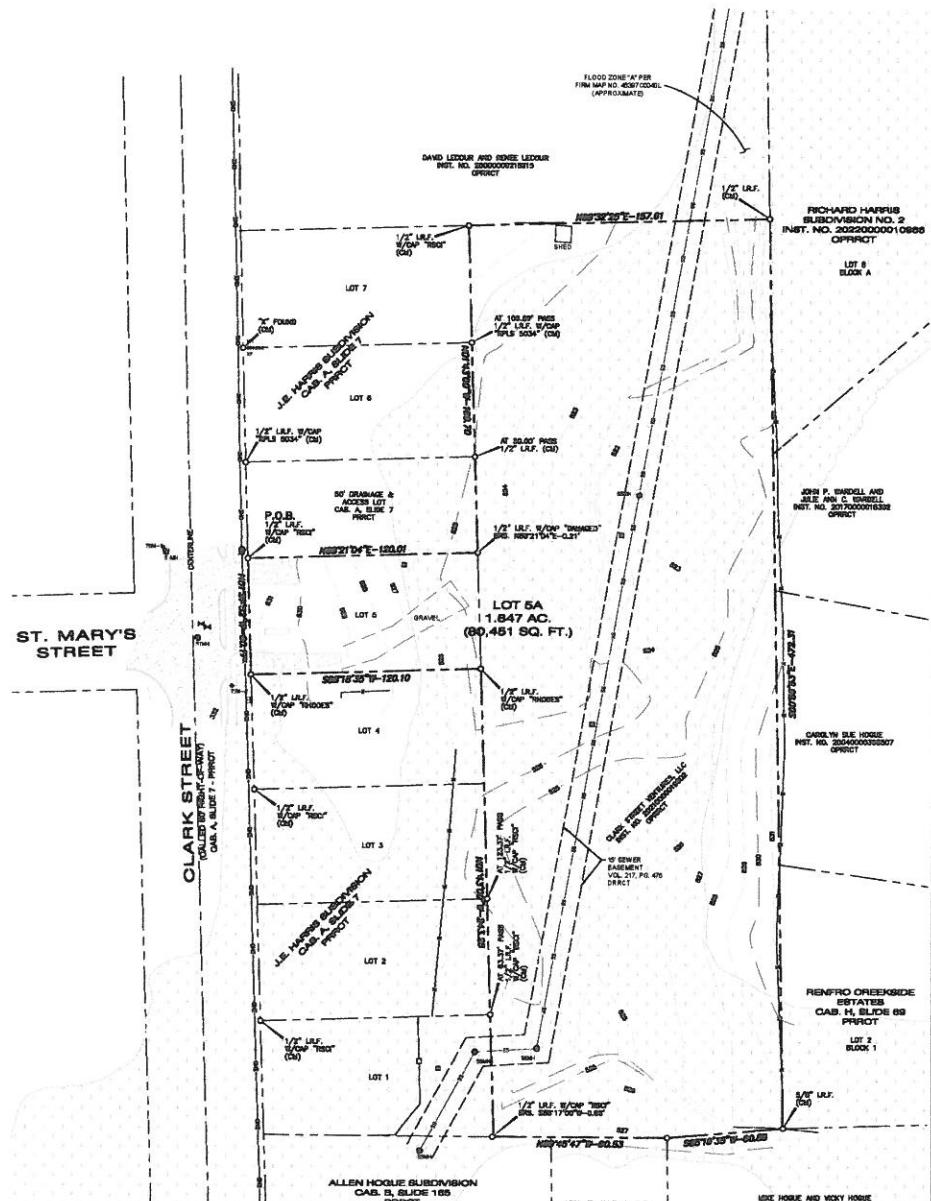
P.O.B.	POINT OF BEGINNING
1/2" IRON ROD FOUND	IRON ROD FOUND
OFFICER	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PRICET	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRICET	DEED RECORDS, ROCKWALL COUNTY, TEXAS
0	1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLERS NOTED)
1	STORM MANHOLE
2	SANITARY MANHOLE
3	WATER VALVE
4	CLEAN OUT
5	POWER POLE
6	WATER VALVE
7	CONCRETE

**GENERAL NOTES:**

1. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT DRAINAGE EJECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM OF 1983 OR 2011 COORDINATE VALUES, NO SCALE, AND NO REDUCTIONS.
5. SELLING A PORTION OF THE ACRES BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND ERECTION PLATINGS AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
6. LOCATED IN THE CITY OF ROCKWALL, TEXAS.
7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNDER 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, AS REQUIRED UNDER ORDINANCE 18-26.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

**FLOOD NOTE:**

ACCORDING TO COMMUNITY PANEL NO. 4837000400, DATED SEPTEMBER 29, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO SUBMERGION BY RARE OR CHANCE FLOODS) NO BASE FLOOD ELEVATIONS (ETERMINED). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR BASE COORDINATES, BECAUSE OF CHANCE AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



STATE OF TEXAS:  
COUNTY OF ROCKWALL;

WHEREAS CLARK STREET VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE CLARK STREET VENTURES, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200081892, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (PRICET), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET (90 WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 5 OF THE J.E. HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 7, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (PRICET);  
THENCE NORTH 88 DEGREES 21 MINUTE 54 SECONDS EAST, LEAVING SAID EAST LINE, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD WITH CAP (DAMAGE) FOUND AT THE NORTH EAST CORNER OF SAID LOT 5;  
THENCE NORTH 01 DEGREES 42 MINUTE 00 SECONDS WEST, ALONG THE EAST LINE OF SAID J.E. HARRIS SUBDIVISION, A DISTANCE OF 169.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE NORTH 88 DEGREES 30 MINUTE 25 SECONDS EAST, A DISTANCE OF 187.81 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF BLOCK A, RICHARD HARRIS SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202200021515 (OPRICET), AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 01 DEGREES 56 MINUTE 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK A, THE JOHN P. WARDWELL AND JULIE ANN C. WARDWELL TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202000020892 (OPRICET), THE CAROLYN BULL HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 200400020897, AND LOT 2, BLOCK 1 OF THE RENFRO CRENSHIDE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89 (PRICET), A DISTANCE OF 472.29 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE MCKE HOGUE AND MCKYHOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 301600000230 (OPRICET), AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 85 DEGREES 18 MINUTE 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CLARK STREET VENTURES TRACT, A DISTANCE OF 80.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "10" SET AT THE NORTHWEST CORNER OF SAID HOGUE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MICHAEL ALLEN HOGUE AND MCKYHOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 302300020220 (OPRICET);  
THENCE NORTH 88 DEGREES 44 MINUTE 41 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, AND THE COMMON NORTH LINE OF SAID HOGUE TRACT (INST. 202100020423) AND LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89, (PRICET), A DISTANCE OF 80.89 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID J.E. HARRIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND BEARS SOUTH 88 DEGREES 17 MINUTE 00 SECONDS WEST, A DISTANCE OF 0.88 FEET;  
THENCE NORTH 01 DEGREE 43 MINUTE 00 SECONDS WEST, A DISTANCE OF 243.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND AT THE EAST COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE SOUTH 88 DEGREE 18 MINUTE 35 SECONDS WEST, A DISTANCE OF 120.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET AT THE WEST COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE NORTH 01 DEGREE 37 MINUTE 30 SECONDS WEST, A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.847 (80,481) SQUARE FEET OF LAND, MORE OR LESS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER:  
STATE OF TEXAS & COUNTY OF ROCKWALL &  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS  
THAT I, DANIEL CHASE ONEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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.

DANIEL CHASE ONEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8570, ONEAL SURVEYING COMPANY, LLC, 205 WINDCO CIRCLE, STE. 100, WYLIE, TEXAS 75098.

APPROVED:  
PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGER, CITY OF ROCKWALL \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

OWNER:  
CLARK STREET VENTURES, LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

NOTY, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
I (ME) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE J.E. HARRIS SUBDIVISION LOT 5A, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER WRITERS WHO HAVE MORTGAGE OR OTHER INTEREST IN THE J.E. HARRIS SUBDIVISION LOT 5A HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY REVERSE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES SET FORTH AND FOR THE AUTOMATIC LIAISON AND ACCOMMODATION OF ALL UTILITIES DESIRABLE TO USE USING SAME, ALSO UNDERSTANDS AND THE FOLLOWING:  
1. NO STRUCTURES 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 GROUNDS OR IMPROVEMENTS WHICH IN ANYWAY ENHANCE OR IMPROVE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THE RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO CROSS TO AND FROM AND ON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND EITHER ADDING TO OR REMOVING ALL OR PART OF THESE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PRECLUDING THE FIRM 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 GRADES 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 DOWLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNLESS 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 STREET TO WHICH PROPERTY ADJACENT, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM BARRIERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.  
UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER AND/OR CITY ADMINISTRATION, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY TREASURY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PRE-VALUING 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 INITIAL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS UNLESS THE ESCROW DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROSECUTIVE PAYMENTS AS THE WORK PROGRESS IS MAKING SUCH IMPROVEMENTS BY MAKING CERTAIN CONTRIBUTIONS TO THE CITY TREASURY, SUPPORTED BY EVIDENCE OF WORK DONE, OR  
UNTIL THE DEVELOPER AND/OR OWNER FILES A COMPLETE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.  
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.  
I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I (WE) MY (OUR) SUCCESSORS AND HEIRS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EASEMENTS MADE HEREIN.  
FOR:  
BY \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF ROCKWALL  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**PRELIMINARY REPLAT  
LOT 5A  
J. E. HARRIS SUBDIVISION  
BEING A REPLAT OF LOT 5  
J.E. HARRIS SUBDIVISION  
CABINET A, SLIDE 7, P.R.C.T.  
B.F. BOYDSTUN SURVEY, ABST. NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO.: P2022-XXX**

ONEAL SURVEYING CO.  
205 WINDCO, STE. 100  
WYLIE, TX 75098  
TSPS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

JOB NO.: 2208-00  
DATE: 2022-09-15  
FRAME: 0-00  
SCALE: 1" = 30'

# PROJECT COMMENTS



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

DATE: 9/22/2022

PROJECT NUMBER: P2022-045  
PROJECT NAME: Replat for Lot 8, J.E. Harris Subdivision  
SITE ADDRESS/LOCATIONS: 515 S CLARK ST

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Heather Cullins of Clark Street Ventures, LLC for the approval of a Replat for Lot 8 of the J. E. Harris Subdivision being a 1.647-acre tract of land identified as Lot 5 of the J. E. Harris Subdivision and Block 108 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	09/20/2022	Approved w/ Comments

09/22/2022: P2022-045: Minor Plat for Lot 8 of the J. E. Harris Subdivision

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 Consider a request by Heather Cullins of Clark Street Ventures, LLC for the approval of a Replat for Lot 8 of the J. E. Harris Subdivision being a 1.647-acre tract of land identified as Lot 5 of the J. E. Harris Subdivision and Block 108 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2022-045) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Please provide a digital copy of the Minor Plat.
- M.5 Please correct the Title Block to the following (Subsection 01.02(D), Article 11, UDC):

Replat  
Lot 8, J. E. Harris Subdivision  
Being a Replat of Lot 5 of the J. E. Harris Subdivision  
Containing a Total of 1.647 Acres  
Cabinet A, Slide 7, P. R. R. C. T.  
B. F. Boydston Survey, Abstract No. 14  
City of Rockwall, Rockwall County, Texas

- M.6 Please change Lot 5A to Lot 8 on all areas of the replat. (Subsection 01.02(D), Article 11, UDC)
- M.7 Please label two (2) sets of state plane coordinates. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.8 Please label building setbacks along Clark Street. (Subsection 10.05, Subdivisions, Chapter 38, Municipal Code of Ordinances)
- M.9 Please remove the "Storm Drainage Improvements Statement" (Number 7) from the Owners Dedication (Subsection 10.06, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.10 Please label all adjacent properties to the subject property.
- M.11 Please increase and differentiate the lot lines and property boundaries.

M.12 Please review and correct all items listed by the Engineering Department.

I.13 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 This minor plat may be approved administratively per Section 212.0065(A)(2) of the Texas Local Government Code and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

I.16 Please note that once the Minor Plat has been approved by the Director of Planning and Zoning, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

09/21/2022: - Must add a 10' wide utility easement along your property frontage.

- Must show floodplain limits and cross sections.

Call out sections and elevations a minimum of every 300'. Floodplain and erosion hazard setback must be within a drainage easement, and maintained by the property owner. Call out source of floodplain data.

- 24' sewer easement on the eastern property. Easement starts approx. 10' from property corner See attachment for location.

- Is this property line being removed?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved w/ Comments

09/19/2022: Tie two corners to State Plane Coordinate System (NAD83, North Central Texas 4202 Grid)

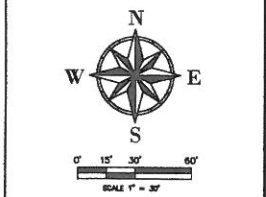
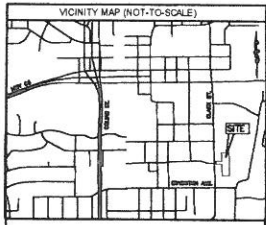
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved

No Comments





**LEGEND**

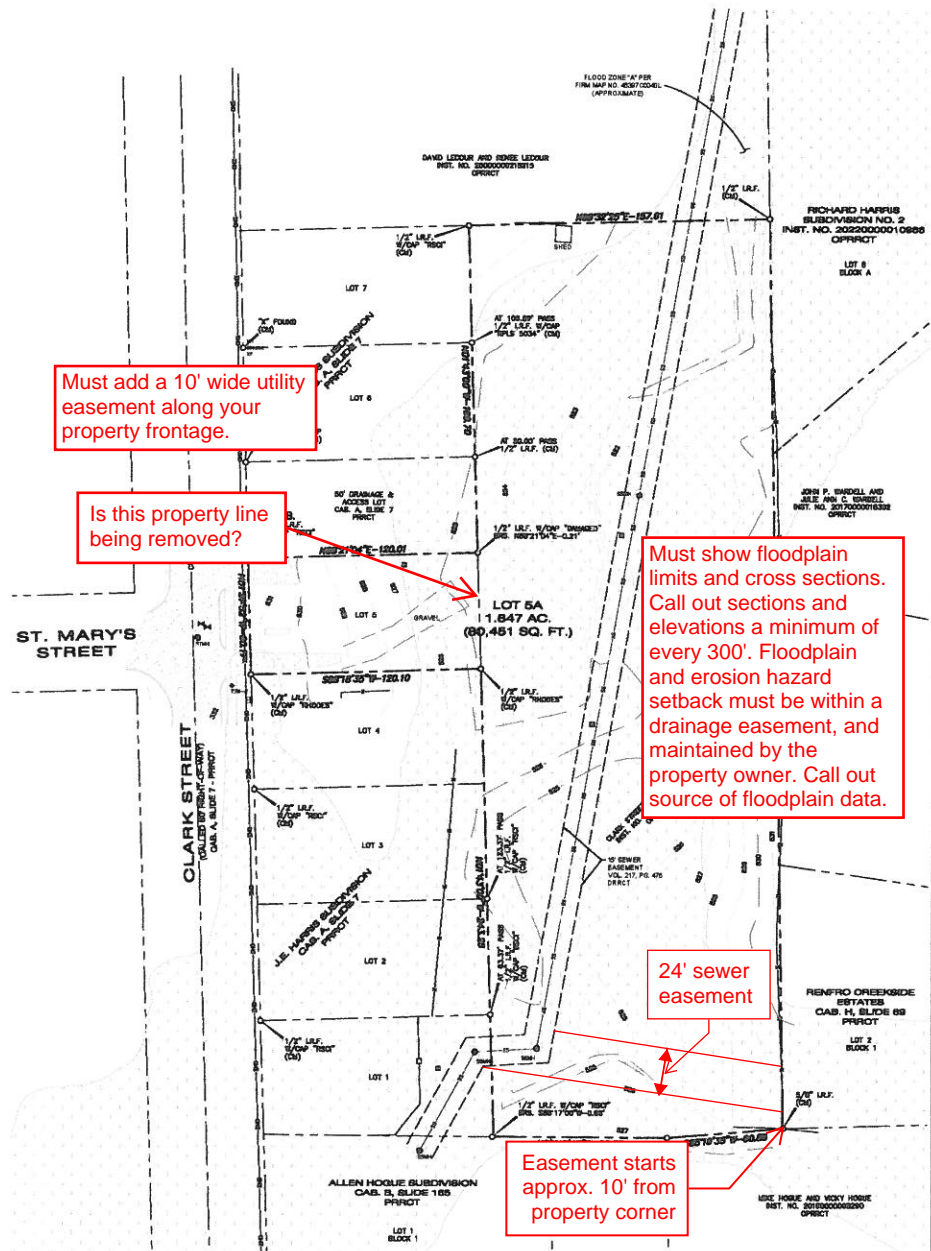
P.O.B.	POINT OF BEGINNING
L.R.F.	IRON ROD FOUND
OPFRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PRFCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
DRFCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
0	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6250" SET (ANGLERS NOTED)
1	STORM MANHOLE
2	SANITARY MANHOLE
3	WATER VALVE
4	CLEAN OUT
5	POMPER POLE
6	WATER VALVE
7	CONCRETE

**GENERAL NOTES:**

1. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT DRAINAGE SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983 OR 2011 COORDINATE VALUES, NO SCALE AND NO PROJECTIONS.
5. SELLING A PORTION OF THE ACREAGE BY SUBDIVISION AND BOUNDING IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND ERECTION PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
6. LOCATED IN THE CITY OF ROCKWALL, TEXAS.
7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNDER ALL STREETS, WATER SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAN BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAN SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, AS REQUIRED UNDER ORDINANCE 18-26.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

**FLOOD NOTE:**

ACCORDING TO COMMUNITY PANEL NO. 4857000404, DATED SEPTEMBER 29, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (AREAL FLOOD HAZARD AREAS SUBJECT TO SUBMERSION BY AREAL CHANCE FLOODS NO BASE FLOOD ELEVATIONS ESTABLISHED). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR BASE COORDINATES, BECAUSE FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Must add a 10' wide utility easement along your property frontage.

Is this property line being removed?

Must show floodplain limits and cross sections. Call out sections and elevations a minimum of every 300'. Floodplain and erosion hazard setback must be within a drainage easement, and maintained by the property owner. Call out source of floodplain data.

24' sewer easement

Easement starts approx. 10' from property corner

STATE OF TEXAS:  
COUNTY OF ROCKWALL;

WHEREAS CLARK STREET VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE CLARK STREET VENTURES, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200081892, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (OPFRCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET (90' WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 5 OF THE J.E. HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 7, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (PRFCT);  
THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, LEAVING SAID EAST LINE, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP (DAMAGE) FOUND AT THE NORTH EAST CORNER OF SAID LOT 5;  
THENCE NORTH 01 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID J.E. HARRIS SUBDIVISION, A DISTANCE OF 160.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE SOUTHWEST CORNER OF THE SAID LOTS AND RENE LEJOUR TRACT AS DESCRIBED IN INSTRUMENT NUMBER 200002012515 (OPFRCT), AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE NORTH 88 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 187.61 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF BLOCK A, RICHARD HARRIS SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200002012515 (OPFRCT), AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 00 DEGREES 56 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK A, THE JOHN P. WARDWELL AND JULIE ANN C. WARDWELL TRACT AS DESCRIBED IN INSTRUMENT NUMBER 200400020987, AND LOT 2, BLOCK 1 OF THE RENFRO CREEKSIDE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89 (PRFCT), A DISTANCE OF 472.29 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE MCKE HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201400000230 (OPFRCT) AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 85 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CLARK STREET VENTURES TRACT, A DISTANCE OF 80.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6250" SET AT THE NORTHWEST CORNER OF SAID HOGUE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MICHAEL ALLEN HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201400000230 (OPFRCT);  
THENCE NORTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, AND THE COMMON NORTH LINE OF SAID HOGUE TRACT (INST. 202100003423) AND LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 86, (PRFCT), A DISTANCE OF 80.89 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID J.E. HARRIS SUBDIVISION, SAME BEING THE SOUTHWEST SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND BEARS SOUTH 88 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.84 FEET;  
THENCE NORTH 01 DEGREE 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND AT THE EAST COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE SOUTH 88 DEGREE 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 120.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET AT THE WEST COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE NORTH 01 DEGREE 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.847 (80,451 SQUARE FEET) OF LAND, MORE OR LESS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER:  
STATE OF TEXAS & COUNTY OF ROCKWALL &  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPTIONED INSTRUMENT DATED \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS  
THAT I, DANIEL CHASE ONEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN AND THE FIELD NOTES MADE A PART THEREOF 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.

DANIEL CHASE ONEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8570, ONEAL SURVEYING COMPANY, LLC, 205 WINDCO CIRCLE, STE. 100, WYLIE, TEXAS 75098.

APPROVED:  
PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGER, CITY OF ROCKWALL \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

OWNER:  
CLARK STREET VENTURES, LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
[ME] THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE J.E. HARRIS SUBDIVISION LOT 5A, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I DO FURTHER CERTIFY THAT ALL OTHER PARTIES WHOSE RIGHTS OR INTERESTS IN THE J.E. HARRIS SUBDIVISION LOT 5A HAVE BEEN NOTICED AND SIGNED THIS PLAN. [WE] UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIP SHOWN ON THIS PLAN FOR THE PURPOSES SET FORTH AND FOR THE UTILITIES AND ACCOMMODATION OF ALL UTILITIES DESIRABLE TO USE USING SAID EASEMENT, ALSO UNDERSTAND AND AGREE TO THE FOLLOWING:  
1. NO STRUCTURES 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 GROUNDS OR IMPROVEMENTS WHICH IN ANYWAY ENHANCE OR OBSTRUCT THE RIGHT OF ACCESS TO AND FROM AND ON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF, AT ANY TIME, PRECLUDING THE FURNISHING 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 GRADES OR STRIPS 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 DOWLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNLESS 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 STREET TO WHICH PROPERTY RIGHTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM ALLEYS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.  
UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER AND/OR CITY ADMINISTRATION, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCORDING BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PRE-VALUING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAYOR FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INITIAL, THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS UNLESS THE ESCROW DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROSECUTIVE PAYMENTS AS THE WORK PROGRESS IS MAKING SUCH IMPROVEMENTS BY MAKING CERTAIN SUBSCRIPTIONS 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 SET BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.  
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.  
[WE] FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. [WE] MY (OUR) SUCCESSORS AND AGENS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

FOR:  
BY:  
STATE OF TEXAS  
COUNTY OF ROCKWALL  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**PRELIMINARY REPLAT  
LOT 5A  
J. E. HARRIS SUBDIVISION  
BEING A REPLAT OF LOT 5  
J.E. HARRIS SUBDIVISION  
CABINET A, SLIDE 7, P.R.C.T.  
B.F. BOYDSTUN SURVEY, ABST. NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO.: P2022-XXX**

**ONEAL SURVEYING CO.**  
205 WINDCO, STE. 100  
WYLIE, TX 75098  
TSPS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

JOB NO.: 2208-00  
DATE: 2022-09-15  
DRAWN: DCO  
SCALE: 1" = 30'



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-045

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 515 S. Clark St. Lot 5A  
 SUBDIVISION: JE Harris Subdivision LOT 5 BLOCK A  
 GENERAL LOCATION: Downtown Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF3 CURRENT USE: n/a  
 PROPOSED ZONING: SF3 PROPOSED USE: n/a  
 ACREAGE: 1.847 AC LOTS (CURRENT): Lot 5 + Block 108 LOTS (PROPOSED): 1.847 AC  
 1.5 Acres

**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: Clark Street Ventures LLC  APPLICANT: Clark Street  
 CONTACT PERSON: Heather Cullins CONTACT PERSON: Heather Cullins  
 ADDRESS: 401 Country Ridge Rd ADDRESS: 401 Country Ridge Rd  
 CITY, STATE & ZIP: Rockwall, TX 75087 CITY, STATE & ZIP: Rockwall, TX 75087  
 PHONE: 972 849 8136 PHONE: 972-849-8136  
 E-MAIL: heathercullins@gmail.com E-MAIL: heathercullins@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Heather Cullins [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 \$ 345.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

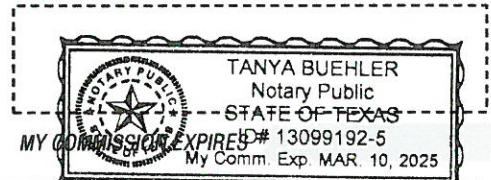
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2022

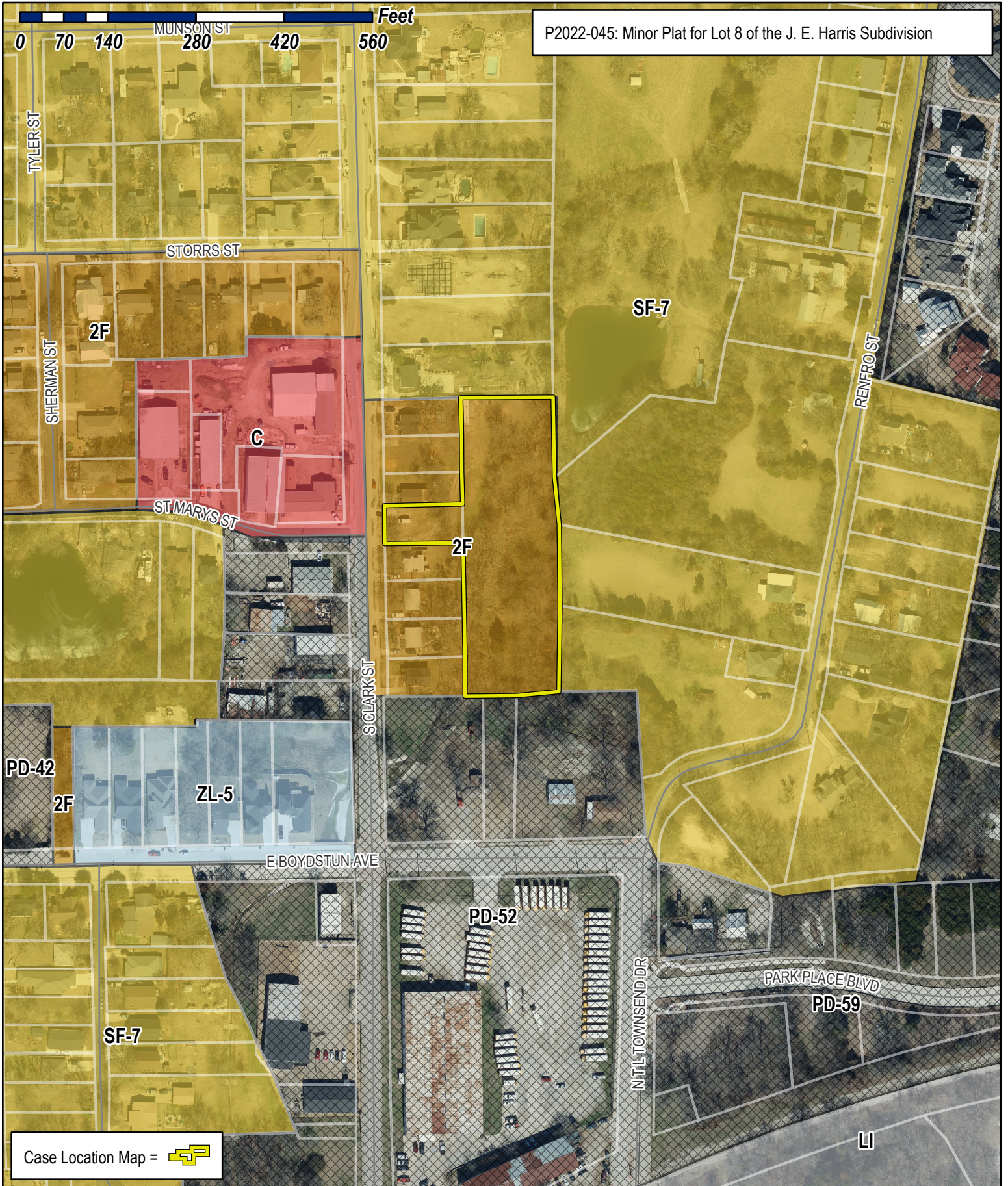
OWNER'S SIGNATURE

*H. Cullins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*Tanya Buehler*





P2022-045: Minor Plat for Lot 8 of the J. E. Harris Subdivision

0 70 140 280 420 560 Feet

Case Location Map = 

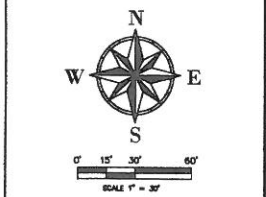
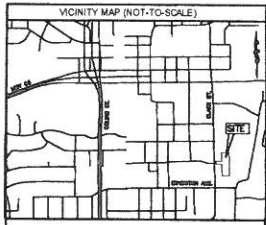


# City of Rockwall

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.





**LEGEND**

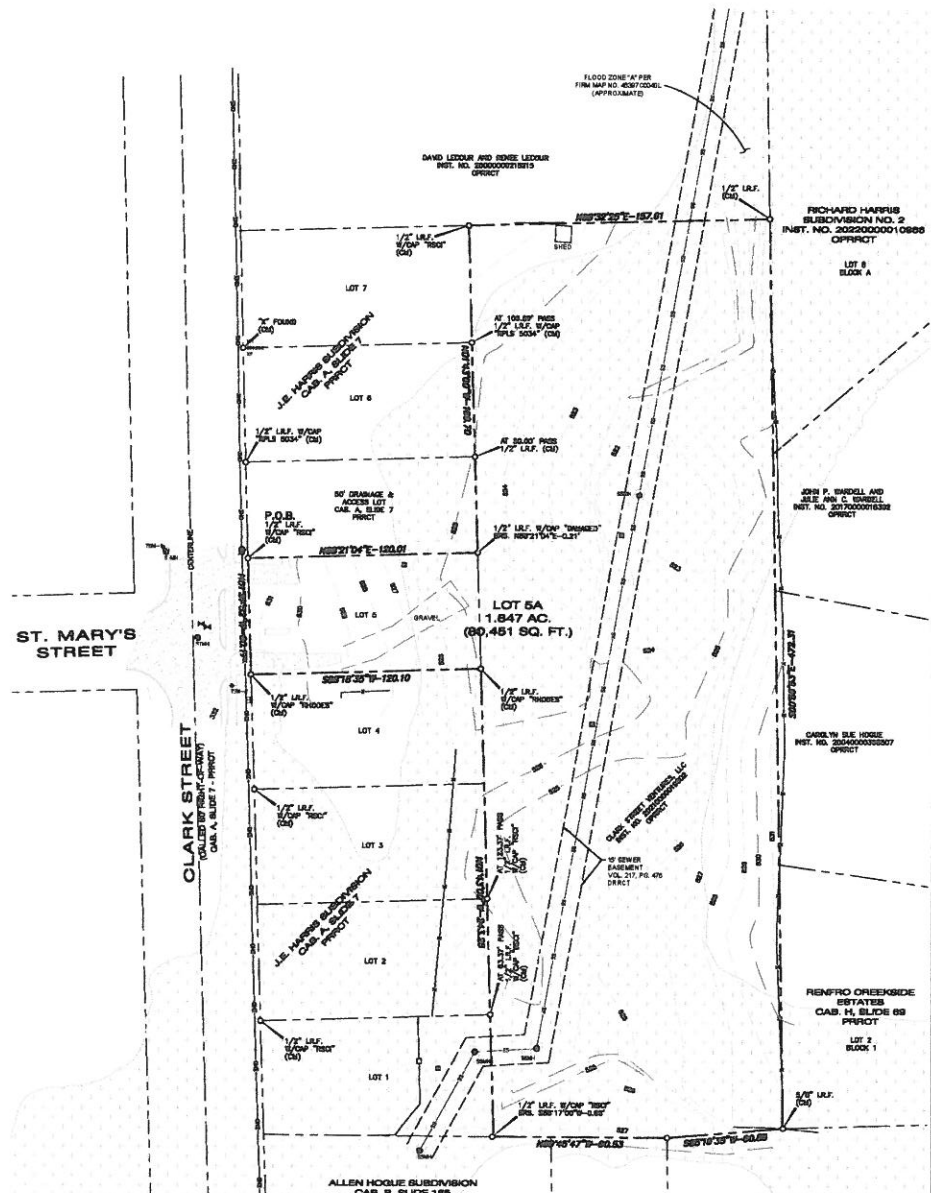
P.O.B.	POINT OF BEGINNING
IRON ROD FOUND <td>IRON ROD FOUND</td>	IRON ROD FOUND
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PLAT RECORDS, ROCKWALL COUNTY, TEXAS	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS	DEED RECORDS, ROCKWALL COUNTY, TEXAS
1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLER NOTED)	1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLER NOTED)
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
WATER VALVE	WATER VALVE
W	WATER VALVE
C	CLEAN OUT
P	POMPER POLE
W	WATER VALVE
C	CONCRETE

**GENERAL NOTES:**

1. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT DRAINAGE EJECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983 OR 2011 COORDINATE VALUES, NO SCALE, AND NO REDUCTIONS.
5. SELLING A PORTION OF THE ACRES BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND ERECTION PLATING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
6. LOCATED IN THE CITY OF ROCKWALL, TEXAS.
7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNDER 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, AS REQUIRED UNDER ORDINANCE 18-26.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

**FLOOD NOTE:**

ACCORDING TO COMMUNITY PANEL NO. 4837000400, DATED SEPTEMBER 29, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREA) SUBJECT TO SUBMERSION BY ANCHOR CHANGES FLOOD (NO BASE FLOOD ELEVATIONS ESTABLISHED). THIS SUBMERSION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR ANCHOR CHANGES FLOOD ELEVATIONS AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD ELEVATIONS SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



STATE OF TEXAS:  
COUNTY OF ROCKWALL;

WHEREAS CLARK STREET VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE CLARK STREET VENTURES, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200081892, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET (90' WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 5 OF THE J.E. HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 7, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.C.T.);

THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, LEAVING SAID EAST LINE, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD WITH CAP (DAMAGE) FOUND AT THE NORTH EAST CORNER OF SAID LOT 5;

THENCE NORTH 01 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID J.E. HARRIS SUBDIVISION, A DISTANCE OF 169.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;

THENCE NORTH 88 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 187.81 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF BLOCK A, RICHARD HARRIS SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202200021515 (P.R.C.T.) AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;

THENCE SOUTH 00 DEGREES 56 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK A, THE JOHN P. WARDWELL AND JULIE ANN C. WARDWELL TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202000020892 (P.R.C.T.), THE CAROLYN BULL HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 200400020897, AND LOT 2, BLOCK 1 OF THE RENFRO CRENSHIDE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89 (P.R.C.T.), A DISTANCE OF 472.33 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE MCKE HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201600000230 (P.R.C.T.) AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;

THENCE SOUTH 85 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CLARK STREET VENTURES TRACT, A DISTANCE OF 80.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "10" SET AT THE NORTHWEST CORNER OF SAID HOGUE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MICHAEL ALLEN HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201600020220 (P.R.C.T.);

THENCE NORTH 88 DEGREES 44 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, AND THE COMMON NORTH LINE OF SAID HOGUE TRACT (INST. 202100020423) AND LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 86, (P.R.C.T.), A DISTANCE OF 80.83 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID J.E. HARRIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND BEARS SOUTH 88 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.88 FEET;

THENCE NORTH 01 DEGREE 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND AT THE EAST COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;

THENCE SOUTH 88 DEGREE 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 120.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET AT THE WEST COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;

THENCE NORTH 01 DEGREE 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.847 (80,481) SQUARE FEET OF LAND, MORE OR LESS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER:  
STATE OF TEXAS &  
COUNTY OF ROCKWALL &

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS  
THAT I, DANIEL CHASE ONEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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.

DANIEL CHASE ONEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8570  
ONEAL SURVEYING COMPANY, LLC  
205 WINDCO CIRCLE, STE. 100  
WYLIE, TEXAS 75098

APPROVED:  
PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGER, CITY OF ROCKWALL \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

OWNER  
CLARK STREET VENTURES, LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

NOTY, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
I (ME) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE J.E. HARRIS SUBDIVISION LOT 5A, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER WRITERS WHO HAVE MORTGAGE OR OTHER INTEREST IN THE J.E. HARRIS SUBDIVISION LOT 5A HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY REVERSE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES SET FORTH AND FOR THE AUTOMATIC LIAISON AND ACCOMMODATION OF ALL UTILITIES DESIRABLE TO USE USING SAME, ALSO UNDERSTANDS AND THE FOLLOWING:

1. NO STRUCTURES 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 GROUNDS OR IMPROVEMENTS WHICH IN ANYWAY ENHANCE OR IMPROVE THE UTILITY OR EFFICIENCY OF THE UTILITY OR ANY PART THEREOF, RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO FROM AND ON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND EITHER ADDING TO OR REMOVING ALL OR PART OF THESE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PRECLUDING THE FURNISHING 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 DOWLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNLESS 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 STREET TO WHICH PROPERTY UNITS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM BARRIERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.
7. UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER AND/OR CITY ADMINISTRATION, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY TREASURY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVALUING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND/OR PAYOR FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INITIAL, THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS UNLESS THE ESCROW DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROSECUTIVE PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTAIN CONTRIBUTIONS TO THE CITY TREASURY, SUPPORTED BY EVIDENCE OF WORK DONE, OR
8. UNTIL THE DEVELOPER AND/OR OWNER FILES A COMPLETE 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 SET BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.
9. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I (WE) MY (OUR) SUCCESSORS AND HEIRS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EASEMENTS MADE HEREIN.

FOR:  
BY \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**PRELIMINARY REPLAT  
LOT 5A  
J. E. HARRIS SUBDIVISION  
BEING A REPLAT OF LOT 5  
J.E. HARRIS SUBDIVISION  
CABINET A, SLIDE 7, P.R.C.T.  
B.F. BOYDSTUN SURVEY, ABST. NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO.: P2022-XXX**

ONEAL SURVEYING CO.  
205 WINDCO, STE. 100  
WYLIE, TX 75098  
TSPS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

JOB NO.: 2208-00  
DATE: 2022-09-15  
DRAWN: D.C.  
SCALE: 1" = 30'



October 10, 2022

TO: Heather Cullins  
401 Country Ridge Road  
Rockwall, TX 75087

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

SUBJECT: P2022-045; Lot 8 of the J.E. Harris Subdivision

To whom it may concern:

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 Director of Planning and Zoning on October 10, 2022. The following is a record of all recommendations and conditions of approval:

Staff Recommendations

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

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) Two (2) sets 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 \$84.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing 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 1<sup>st</sup> and December 31<sup>st</sup>, 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 letter from the *Rockwall County Clerk's Office* 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) 771-7745.

Sincerely,

Angelica Guevara, *Planning Technician*