



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. _____

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	940 E. INTERSTATE 30			
SUBDIVISION	TOWN PLACE MARRIOT ADDITION	LOT	3	BLOCK B
GENERAL LOCATION	NWC IH-30 & GREENCREST BLVD.			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	UNDEVELOPED		
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	COMMERCIAL		
ACREAGE	4.33 (1.933 AC)	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

<input type="checkbox"/> OWNER	Randall Noe	<input type="checkbox"/> APPLICANT	DEC
CONTACT PERSON	Randall Noe	CONTACT PERSON	DANIEL STEWART
ADDRESS	PO BOX 818	ADDRESS	5300 TOWN & COUNTRY BLVD. SUITE 150
CITY, STATE & ZIP	Rockwall Tx 75087	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE		PHONE	469-850-0060
E-MAIL	Randall@randallnoe.com	E-MAIL	DSTEWART@DEC-EN.COM

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

TRANSMITTAL



To: City of Rockwall
Planning & Zoning Department
385 S. Golia Street
Rockwall, TX, 75087

From: Shawn Rockenbaugh
Development Engineering
Consultants, LLC
5300 Town & Country Boulevard
Suite 150
Frisco, Texas 75034
469-850-0060

Date: December 12, 2022

Re: Replat Plat – Town Place Marriot Addition
Job# 10046

THIS TRANSMITTAL INCLUDES:

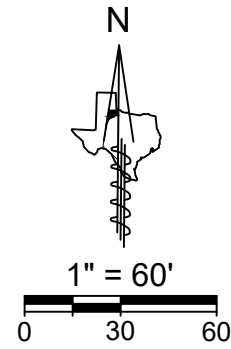
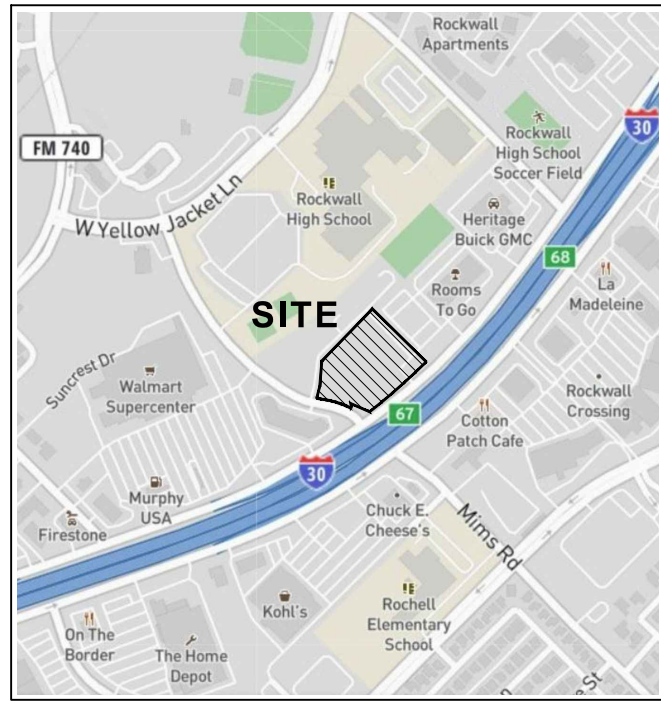
Quantity	Item
1	Plat Application
1	Plat Fee
1	Thumb Drive with 18" x 24" Plat – Electronic PDF
2	18" x 24" Plat – Hard Copy
1	Survey Boundary Closure Report

TRANSMITTED VIA Fedex

REMARKS:

Please contact our office with any questions or comments.

VICINITY MAP
NOT TO SCALE

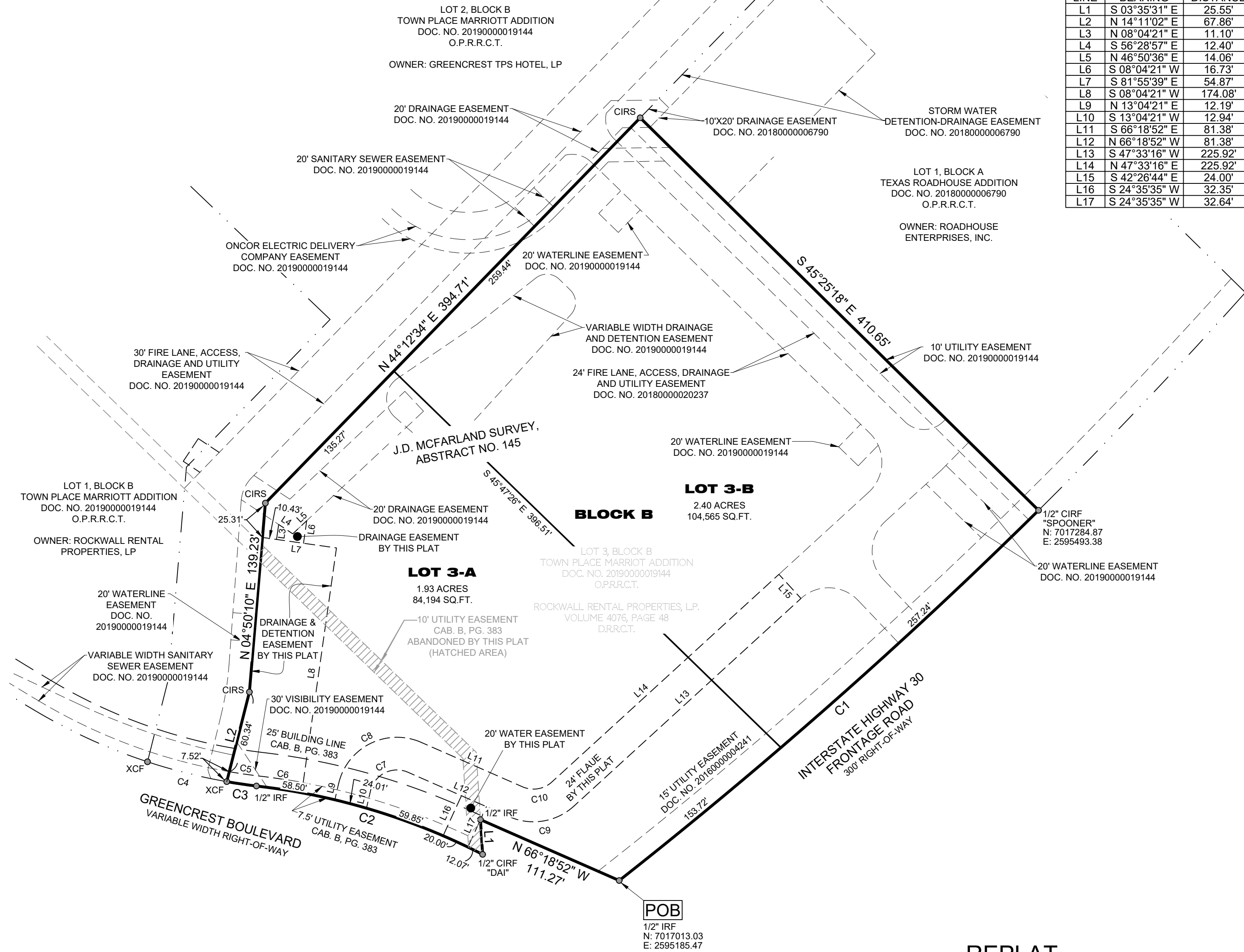


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

REPLAT
LOT 3-A & 3-B, BLOCK B
TOWN PLACE MARRIOTT
ADDITION
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B OF TOWN PLACE MARRIOTT ADDITION, RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T., SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060
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OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

1. N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
2. S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
3. In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
4. In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

1. N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a 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. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

Matthew Raabe _____ Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, 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, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 3-A & 3-B, BLOCK B
 TOWN PLACE MARRIOTT
 ADDITION
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B
 OF TOWN PLACE MARRIOTT ADDITION,
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
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 PAGE 2 OF 2

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Date	12/12/2022	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Development Engineering Consultants, LLC
 Contact: Daniel Stewart, P.E.
 5300 Town & Country Boulevard, Suite 150
 Frisco, TX 75034
 (469) 850-0060

OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

Lot Report
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND
GREENCREST BLVD\LOT\2206.067.lot
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
111			7017013.03	2595185.47	1756.71
	Closure Error Distance>	0.0033	Error Bearing>	S 56°34'19" W	
	Closure Precision>	1 in 525962.8	Total Distance>	1756.71	
	Area: 188759 Sq. Feet,	4.3333	Acres		

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

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CITY ENGINEER: _____

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

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **940 E. INTERSTATE 30**

SUBDIVISION **TOWN PLACE MARRIOT ADDITION** LOT **3** BLOCK **B**

GENERAL LOCATION **NWC IH-30 & GREENCREST BLVD.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL** CURRENT USE **UNDEVELOPED**

PROPOSED ZONING **COMMERCIAL** PROPOSED USE **COMMERCIAL**

ACREAGE **4.33 (1.933 AC)** LOTS [CURRENT] **1** LOTS [PROPOSED] **2**

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

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

<input type="checkbox"/> OWNER	<i>Randall Noe</i>	<input type="checkbox"/> APPLICANT	DEC
CONTACT PERSON	<i>Randall Noe</i>	CONTACT PERSON	DANIEL STEWART
ADDRESS	<i>PO BOX 818</i>	ADDRESS	5300 TOWN & COUNTRY BLVD. SUITE 150
CITY, STATE & ZIP	<i>Rockwall Tx 75087</i>	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE		PHONE	469-850-0060
E-MAIL	<i>Randall@RANDALLNOE.COM</i>	E-MAIL	DSTEWART@DEC-EN.COM

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

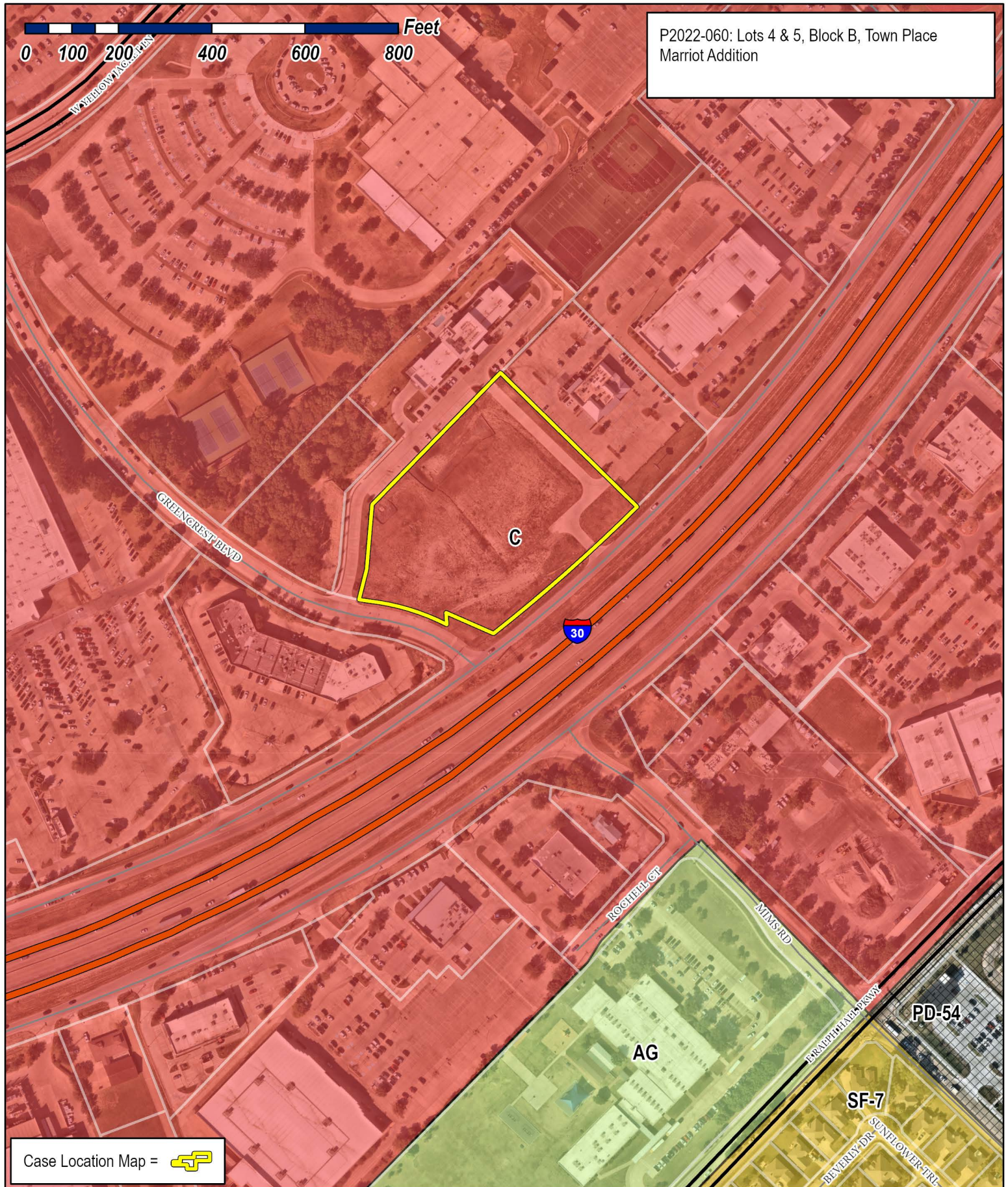
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2022-060: Lots 4 & 5, Block B, Town Place Marriot Addition



Case Location Map =



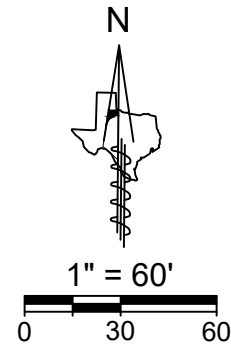
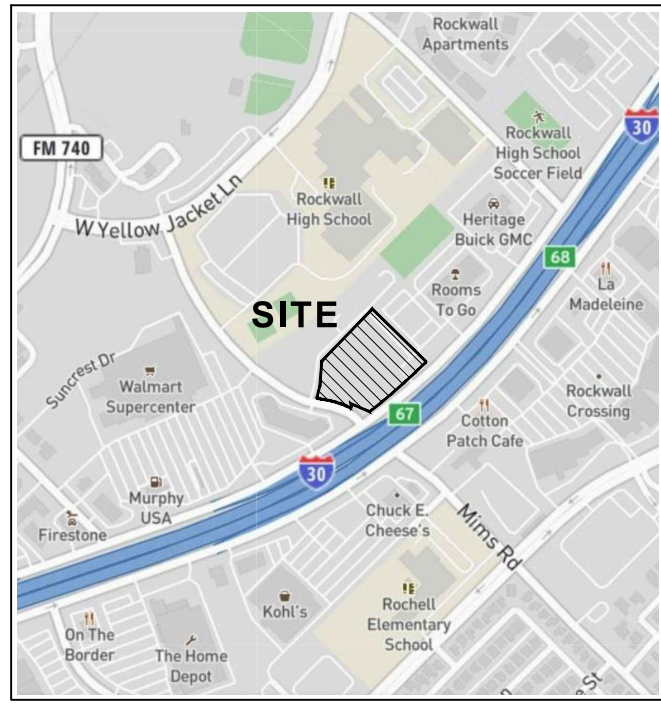
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



VICINITY MAP
NOT TO SCALE

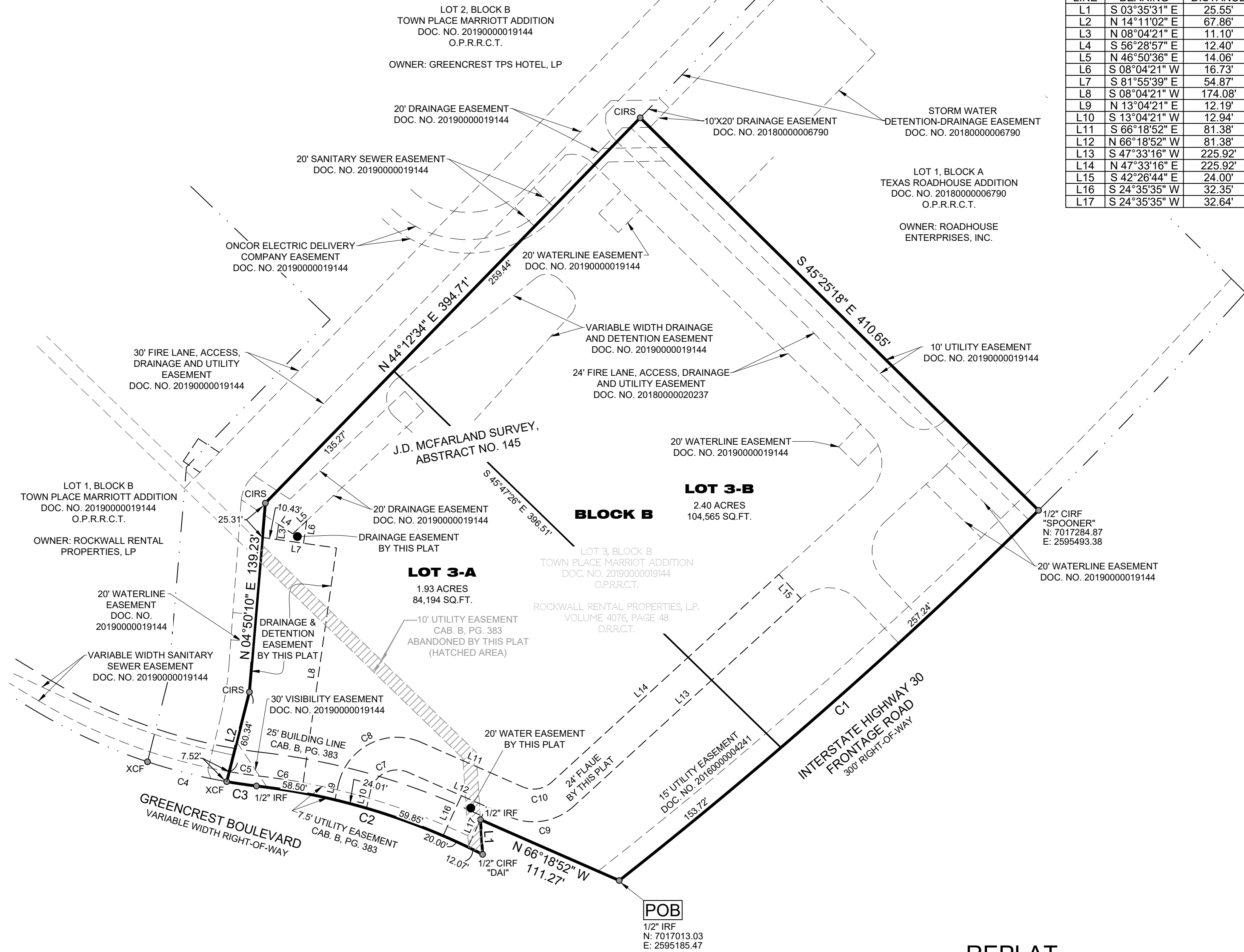


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

REPLAT
LOT 3-A & 3-B, BLOCK B
TOWN PLACE MARRIOTT
ADDITION
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B
OF TOWN PLACE MARRIOTT ADDITION,
RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T.,
SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	12/12/2022	
Drafter	EN	

<p>SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060</p>
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OWNER
Rockwall Rental Properties, L.P.
P.O. BOX B
Terrell, TX 75160

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

- N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
- S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
- In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
- In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

- N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a 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. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 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; or

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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
 Matthew Raabe _____ Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, 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, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 3-A & 3-B, BLOCK B
 TOWN PLACE MARRIOTT
 ADDITION
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B
 OF TOWN PLACE MARRIOTT ADDITION,
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P _____
 PAGE 2 OF 2

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Development Engineering Consultants, LLC
 Contact: Daniel Stewart, P.E.
 5300 Town & Country Boulevard, Suite 150
 Frisco, TX 75034
 (469) 850-0060

OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

Lot Report
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND
GREENCREST BLVD\LOT\2206.067.lot
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
	Non Tangential-Out				
111			7017013.03	2595185.47	1756.71
	Closure Error Distance>	0.0033	Error Bearing>	S 56°34'19" W	
	Closure Precision>	1 in 525962.8	Total Distance>	1756.71	
	Area: 188759 Sq. Feet,	4.3333	Acres		

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 27, 2022
APPLICANT: Daniel Stewart; DEC
CASE NUMBER: P2022-060; *Replat for Lots 4 & 5, Block B, Town Place Marriott Addition*

SUMMARY

Consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 4.33-acre parcel of land (*i.e. Lot 3, Block B, Town Place Marriott Addition*) for the purpose of creating two (2) parcels of land (*i.e. Lots 4 & 5, Block B, Town Place Marriott Addition*) and establishing the fire lanes and utility easements necessary to develop a *general retail store* on the subject property.
- On September 5, 1960, the subject property was annexed by *Ordinance No. 60-02 [Case No. A1960-002]*. According to the City's *Historic Zoning Maps*, between annexation and January 3, 1972 the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On August 31, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-039*] for an 11, 896 SF *general retail store* to be built on the subject property.
- 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 4 & 5, Block B, Town Place Marriott 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 12/16/2022

PROJECT NUMBER: P2022-060
PROJECT NAME: Final Plat for Lots 4 & 5, Block B. Towne Place Marriot Addition
SITE ADDRESS/LOCATIONS: 904 E INTERSTATE 30

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/16/2022	Approved w/ Comments

12/16/2022: P2022-060: Replat for Lots 4 & 5, Block B, Town Place Marriott Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

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

M.3 For reference, include the case number (P2022-059) in the lower right-hand corner of all pages on future submittals.

M.4 Change lots 3A & 3B, Block B to Lots 4 & 5, Block B.

M.5 Please correct the Title Block to the following:

Final Plat
Town Place Marriot Addition
Lots 4 & 5, Block B
Being a Replat of Lot 3, Block B
4.33 Acres (188,759 SF)
Of Town Place Marriott Addition
Situated within the J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

I.6 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.7 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: December 27, 2022

City Council: January 3, 2023

I.8 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	12/16/2022	Needs Review

12/16/2022: - 100-year WSEL of detention pond must be called out on plat and FFE based on that elevation.

- Detention and drainage easement may change with approval of engineering plans.

- Spelling error note 7. "of" instead of "off"

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/15/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/13/2022	Approved w/ Comments

12/13/2022: Address for Lot 3A is 904 E INTERSTATE 30, ROCKWALL, TX 75087

Address for Lot 3B is 906 E INTERSTATE 30, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/16/2022	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 940 E. INTERSTATE 30

SUBDIVISION TOWN PLACE MARRIOT ADDITION

LOT 3 BLOCK B

GENERAL LOCATION NWC IH-30 & GREENCREST BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE UNDEVELOPED

PROPOSED ZONING COMMERCIAL

PROPOSED USE COMMERCIAL

ACREAGE 4.33 (1.933 AC) LOTS [CURRENT] 1 LOTS [PROPOSED] 2

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 *Randall Noe*

APPLICANT DEC

CONTACT PERSON *Randall Noe*

CONTACT PERSON DANIEL STEWART

ADDRESS *PO BOX 818*

ADDRESS 5300 TOWN & COUNTRY BLVD.

CITY, STATE & ZIP *Rockwall Tx 75087*

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-850-0060

E-MAIL *Randall@randallnoe.com*

E-MAIL DSTEWART@DEC-EN.COM

NOTARY VERIFICATION [REQUIRED]

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

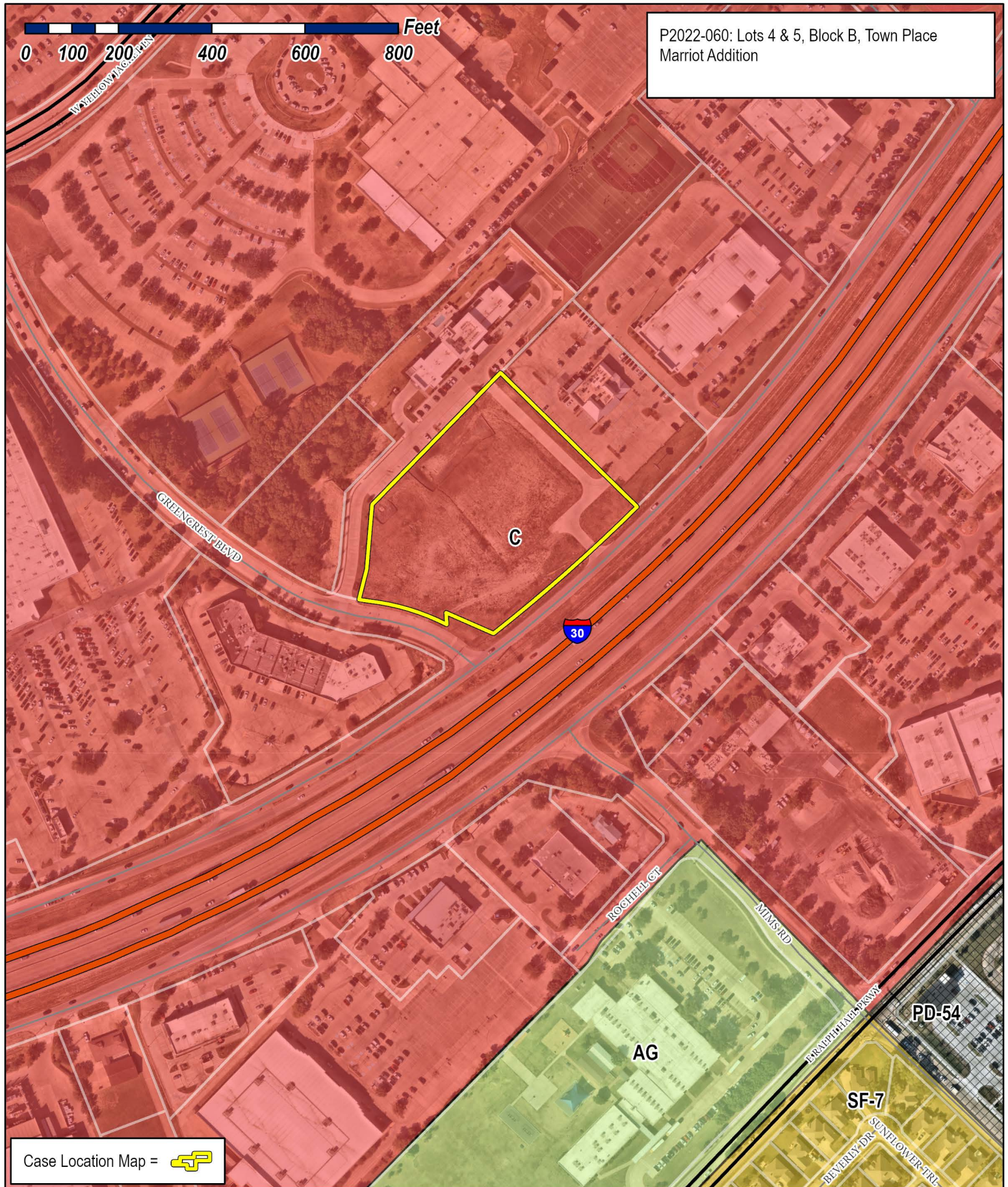
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



P2022-060: Lots 4 & 5, Block B, Town Place Marriot Addition

0 100 200 400 600 800 Feet

Case Location Map =



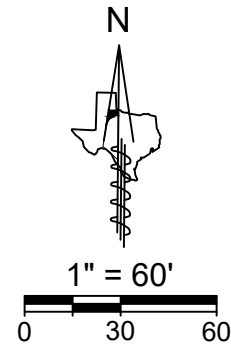
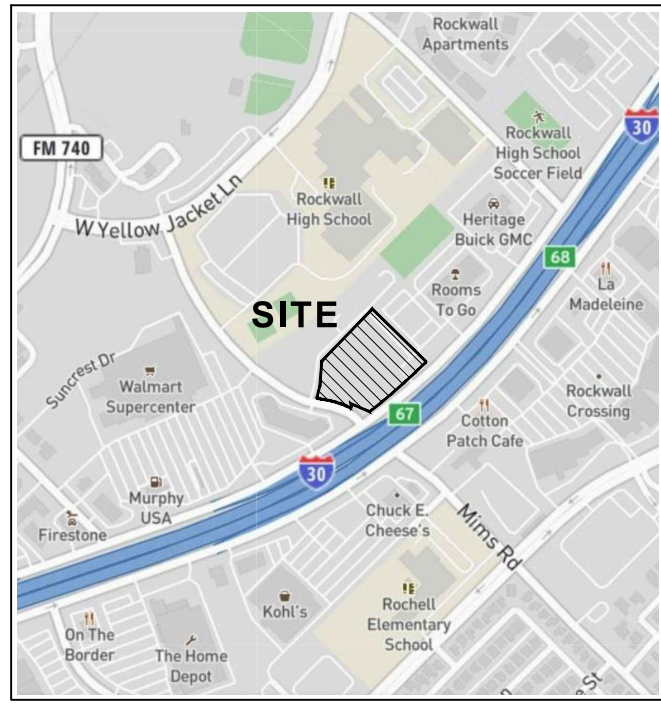
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



VICINITY MAP
NOT TO SCALE

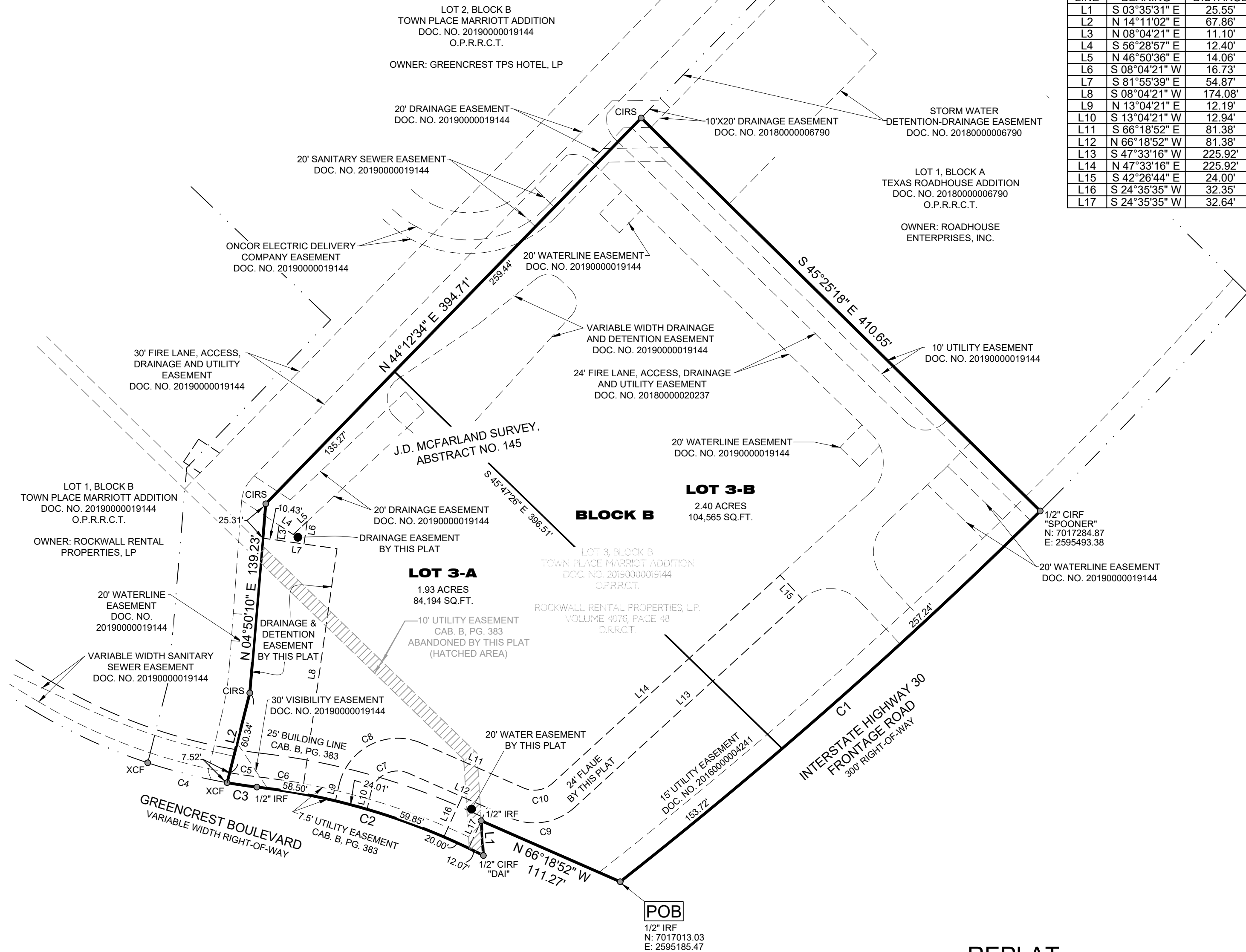


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

REPLAT
LOT 3-A & 3-B, BLOCK B
TOWN PLACE MARRIOTT
ADDITION
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B
OF TOWN PLACE MARRIOTT ADDITION,
RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T.,
SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060
---	--

OWNER
Rockwall Rental Properties, L.P.
P.O. BOX B
Terrell, TX 75160

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

- N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
- S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
- In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
- In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

- N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a 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. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 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; or

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

Matthew Raabe _____ Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, 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, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 3-A & 3-B, BLOCK B
 TOWN PLACE MARRIOTT
 ADDITION
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B
 OF TOWN PLACE MARRIOTT ADDITION,
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P _____
 PAGE 2 OF 2

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Development Engineering Consultants, LLC
 Contact: Daniel Stewart, P.E.
 5300 Town & Country Boulevard, Suite 150
 Frisco, TX 75034
 (469) 850-0060

OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

Lot Report
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND
GREENCREST BLVD\LOT\2206.067.lot
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
	Non Tangential-Out				
111			7017013.03	2595185.47	1756.71

Closure Error Distance> 0.0033 Error Bearing> S 56°34'19" W
Closure Precision> 1 in 525962.8 Total Distance> 1756.71
Area: 188759 Sq. Feet, 4.3333 Acres

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 3, 2023
APPLICANT: Daniel Stewart; DEC
CASE NUMBER: P2022-060; *Replat for Lots 4 & 5, Block B, Town Place Marriott Addition*

SUMMARY

Consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 4.33-acre parcel of land (*i.e. Lot 3, Block B, Town Place Marriott Addition*) for the purpose of creating two (2) parcels of land (*i.e. Lots 4 & 5, Block B, Town Place Marriott Addition*) and establishing the fire lanes and utility easements necessary to develop a *general retail store* on the subject property.
- On September 5, 1960, the subject property was annexed by *Ordinance No. 60-02 [Case No. A1960-002]*. According to the City's *Historic Zoning Maps*, between annexation and January 3, 1972 the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On August 31, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-039*] for an 11, 896 SF *general retail store* to be built on the subject property.
- 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4 & 5, Block B, Town Place Marriott 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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	940 E. INTERSTATE 30				
SUBDIVISION	TOWN PLACE MARRIOT ADDITION	LOT	3	BLOCK	B
GENERAL LOCATION	NWC IH-30 & GREENCREST BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	UNDEVELOPED		
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	COMMERCIAL		
ACREAGE	4.33 (1.933 AC)	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

<input type="checkbox"/> OWNER	Randall Noe	<input type="checkbox"/> APPLICANT	DEC
CONTACT PERSON	Randall Noe	CONTACT PERSON	DANIEL STEWART
ADDRESS	PO BOX 818	ADDRESS	5300 TOWN & COUNTRY BLVD. SUITE 150
CITY, STATE & ZIP	Rockwall Tx 75087	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE		PHONE	469-850-0060
E-MAIL	Randall@randallnoe.com	E-MAIL	DSTEWART@DEC-EN.COM

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

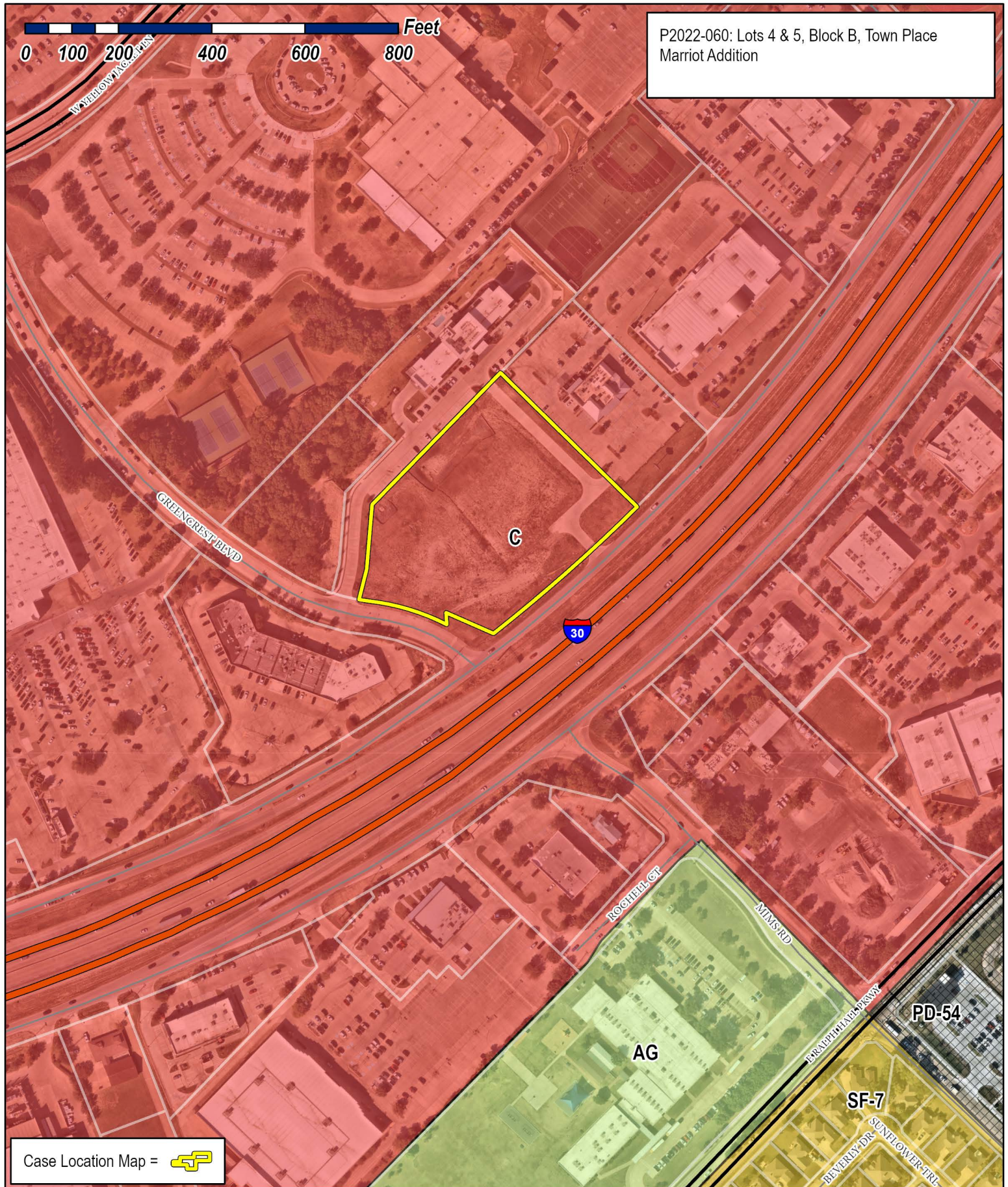
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2022-060: Lots 4 & 5, Block B, Town Place Marriot Addition



Case Location Map =



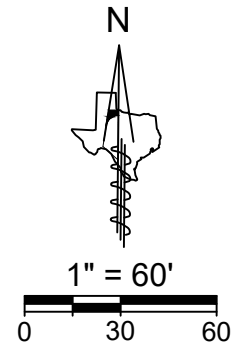
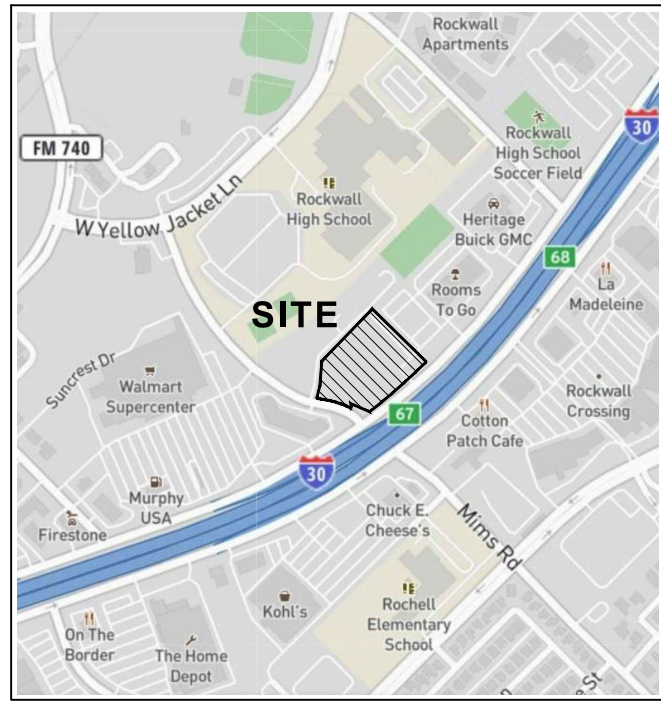
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



VICINITY MAP
NOT TO SCALE

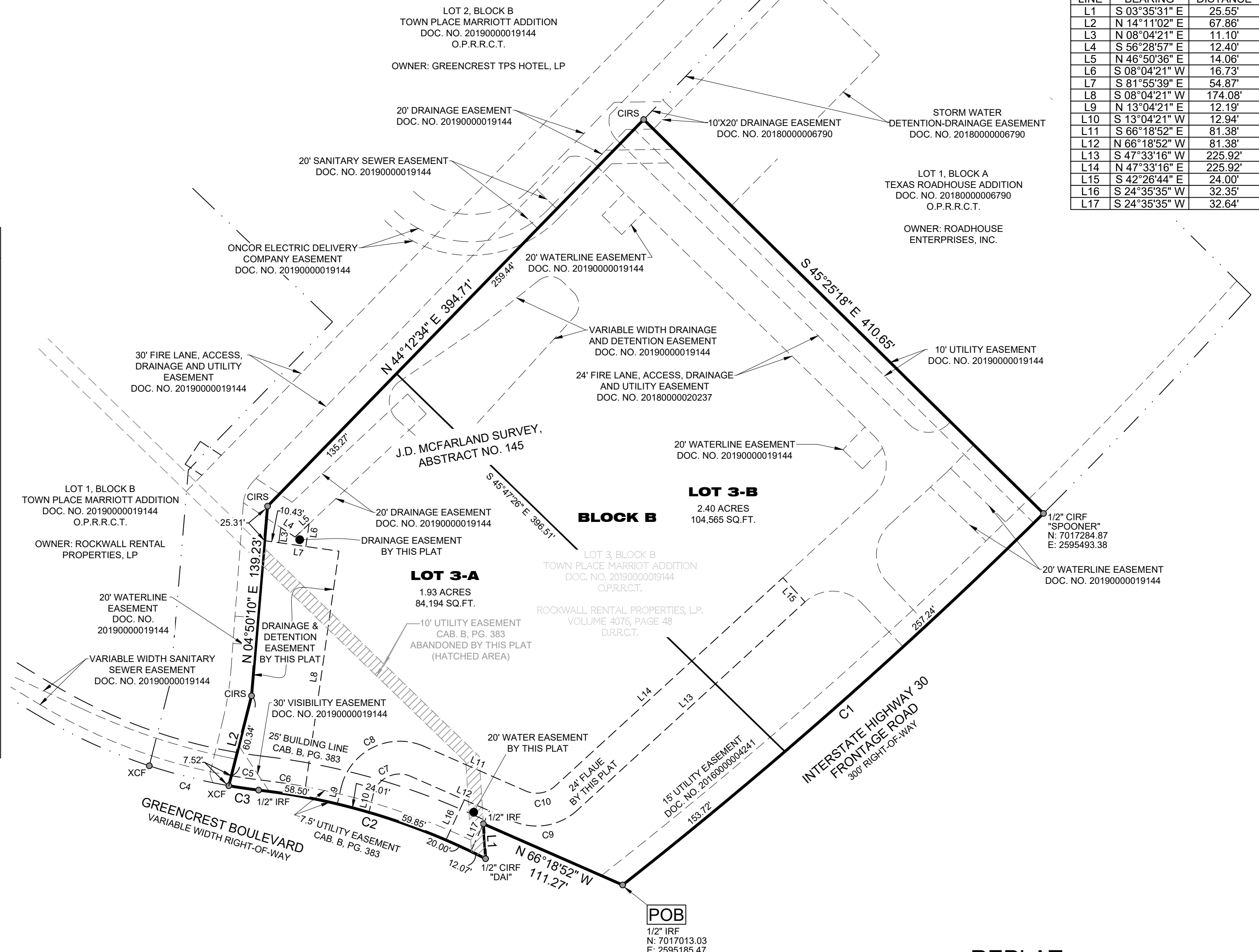


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

REPLAT
LOT 3-A & 3-B, BLOCK B
TOWN PLACE MARRIOTT
ADDITION
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B
OF TOWN PLACE MARRIOTT ADDITION,
RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T.,
SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

<p>SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060</p>	<p>OWNER Rockwall Rental Properties, L.P. P.O. BOX B Terrell, TX 75160</p>
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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

- N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
- S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
- In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
- In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

- N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a 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. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 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; or

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, 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, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 3-A & 3-B, BLOCK B
 TOWN PLACE MARRIOTT
 ADDITION
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B
 OF TOWN PLACE MARRIOTT ADDITION,
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P _____
 PAGE 2 OF 2

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Development Engineering Consultants, LLC
 Contact: Daniel Stewart, P.E.
 5300 Town & Country Boulevard, Suite 150
 Frisco, TX 75034
 (469) 850-0060

OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

Lot Report
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND
GREENCREST BLVD\LOT\2206.067.lot
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
111			7017013.03	2595185.47	1756.71
	Closure Error Distance>	0.0033	Error Bearing>	S 56°34'19" W	
	Closure Precision>	1 in 525962.8	Total Distance>	1756.71	
	Area: 188759 Sq. Feet,	4.3333	Acres		

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres



DATE: January 4, 2023

TO: Daniel Stewart
300 Town and Country Boulevard
Suite 150
Frisco, Texas 75034

CC: Randall Noe
P.O. Box 818
Rockwall, Texas 75087

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

SUBJECT: P2022-060; *Final Plat for Lot 3, Block B, Towne Place Marriott Addition*

Mr. Stewart:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 3, 2023. The following is a record of all recommendations, voting records 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 Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Womble absent.

City Council

On January 3, 2023, the City Council approved a motion to approve the Final Plat with a vote of 6-0, with Council Member Lewis abstaining.

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 (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

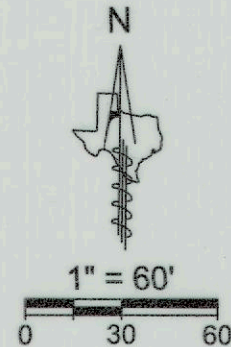
Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current 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 adhere to 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*
City of Rockwall Planning and Zoning Department

VICINITY MAP
NOT TO SCALE



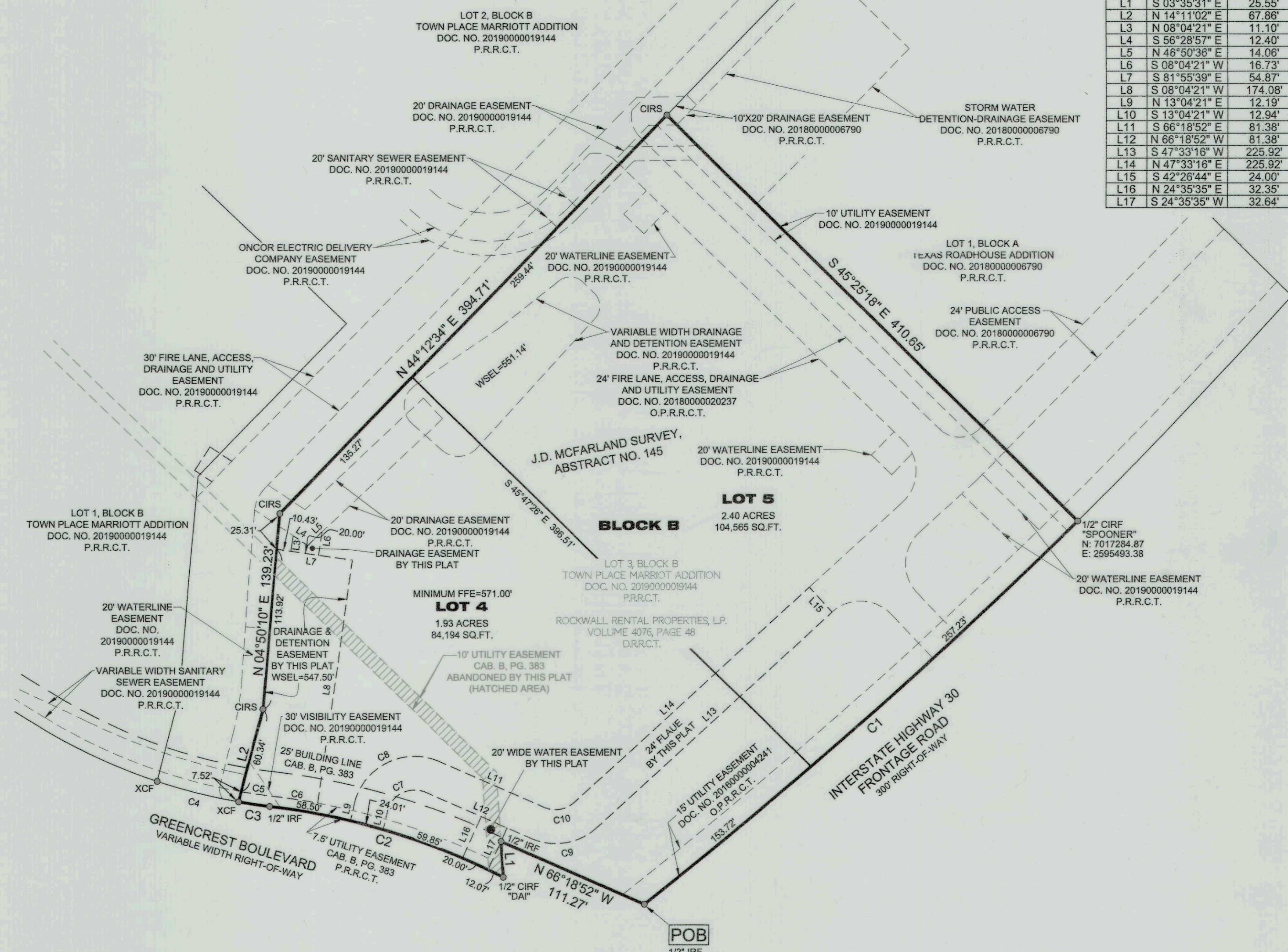
2023000001142 1/2 PLAT 01/25/2023 02:07:09 PM

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" E	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	N 24°35'35" E	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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 proposed Water Surface Elevation values shown hereon were taken from plans prepared by Development Engineering Consultants, LLC entitled "Rooms To Go Patio" having an issue date of 12/16/2022, City File No. SP2022-039.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- FFE = FINISHED FLOOR ELEVATION
- WSEL = WATER SURFACE ELEVATION
- = SUBJECT BOUNDARY
- = ADJOINER BOUNDARY
- = EASEMENT

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOTS 4 & 5, BLOCK B
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B
4.33 ACRES (188,759 SF)
OF TOWN PLACE MARRIOTT ADDITION,
SITUATED WITHIN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	01/11/2023	
Drafter	EN	

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Development Engineering Consultants, LLC
Contact: Daniel Stewart, P.E.
5300 Town & Country Boulevard, Suite 150
Frisco, TX 75034
(469) 850-0060

OWNER
Rockwall Rental Properties, L.P.
P.O. BOX B
Terrell, TX 75160

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Plat Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard (right-of-way varies) and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) courses and distances:

- N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
- S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
- In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the beginning of a reverse curve to the right;
- In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being the southeast corner of Lot 2, Block B of said Town Place Marriott Addition, also being the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) courses and distances:

- N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Plat Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION, LOTS 4 & 5, BLOCK B**, a 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. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION, LOTS 4 & 5, BLOCK B**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 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; or

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: [Signature]
 Signature
 BY: RANDALL H NOE Pres
 Printed Name & Title

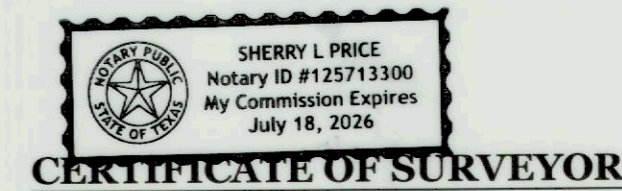
01/12/2023
 Date

STATE OF TEXAS §
 COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, on this day personally appeared Randall H Noe of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 12th day of January, 2023

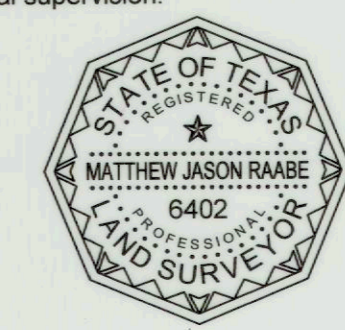
[Signature]
 Notary Public in and for the State of Texas



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

[Signature]
 Matthew Raabe
 Registered Professional Land Surveyor #6402



01-11-23
 Date

CERTIFICATE OF APPROVAL

[Signature] 01-17-2023
 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of January, 2023.

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

WITNESS OUR HANDS, this 23rd day of JANUARY, 2023.

[Signature] [Signature]
 Mayor, City of Rockwall City Secretary, City of Rockwall

[Signature]
 City Engineer

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 01/25/2023 02:07:09 PM
 \$100.00
 2023000001142

[Signature]

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOTS 4 & 5, BLOCK B
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Project 2206.067-03		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 01/11/2023		
Drafter EN		

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