



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)

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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 1203 & 1205 N. Goliad

SUBDIVISION Green Valley Subd.

LOT 162 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R/O

CURRENT USE OFFICE

PROPOSED ZONING R/O

PROPOSED USE OFFICE

ACREAGE 1.608

LOTS [CURRENT] 2

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 Howard Barrett

APPLICANT Doughrate & Assoc. Inc.

CONTACT PERSON _____

CONTACT PERSON Dub Doughrate

ADDRESS 1263 N. Goliad St.

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75097

CITY, STATE & ZIP Rockwall, TX 75097

PHONE _____

PHONE 972 742 2210

E-MAIL _____

E-MAIL wldoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

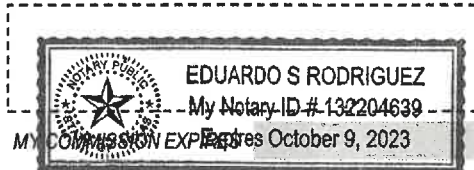
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Anthony Barrett [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

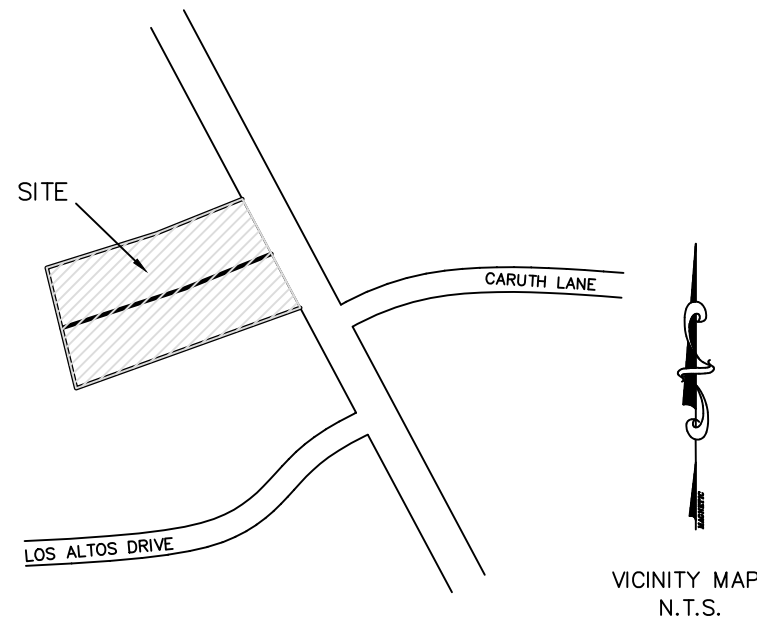
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 332.16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023 BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





NOTE:
1) Bearings shown are base on NAD 83 Texas North Central Zone.

FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

LEGEND:
IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	S09°18'21"W
L2	30.12	S06°29'09"E
L3	23.76	S22°23'08"E
L4	5.06	S86°37'37"E
L5	8.55	N84°49'36"E
L6	25.05	N04°44'18"W
L7	14.73	N04°15'50"W
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CURVE TABLE				
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C4	29.21	56.00	S05°32'40"W	28.88

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 1 OF 2

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a 3/8" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a 3/8" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a 3/4" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a 1/2" iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subject property 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 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 steers 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 the 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 the 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 sewer, 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 a 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's 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.
- Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

By: _____

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____
Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

WITNESS OUR HANDS, this _____ day of _____ 2023.

Mayor, City of Rockwall _____
City Secretary _____
City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 2 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1203 & 1205 N. Goliad

SUBDIVISION Green Valley Subd.

LOT 162 BLOCK A

GENERAL LOCATION _____

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CURRENT ZONING R/O

CURRENT USE OFFICE

PROPOSED ZONING R/O

PROPOSED USE OFFICE

ACREAGE 1.608

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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OWNER Howard Barrett

APPLICANT Doughrate & Assoc. Inc.

CONTACT PERSON _____

CONTACT PERSON Dub Doughrate

ADDRESS 1263 N. Goliad St.

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75097

CITY, STATE & ZIP Rockwall, TX 75097

PHONE _____

PHONE 972 742 2210

E-MAIL _____

E-MAIL wldoughrate@doughrate.com

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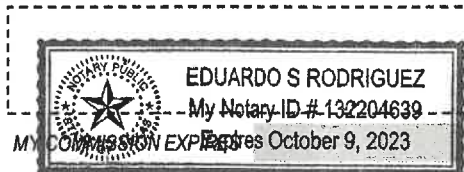
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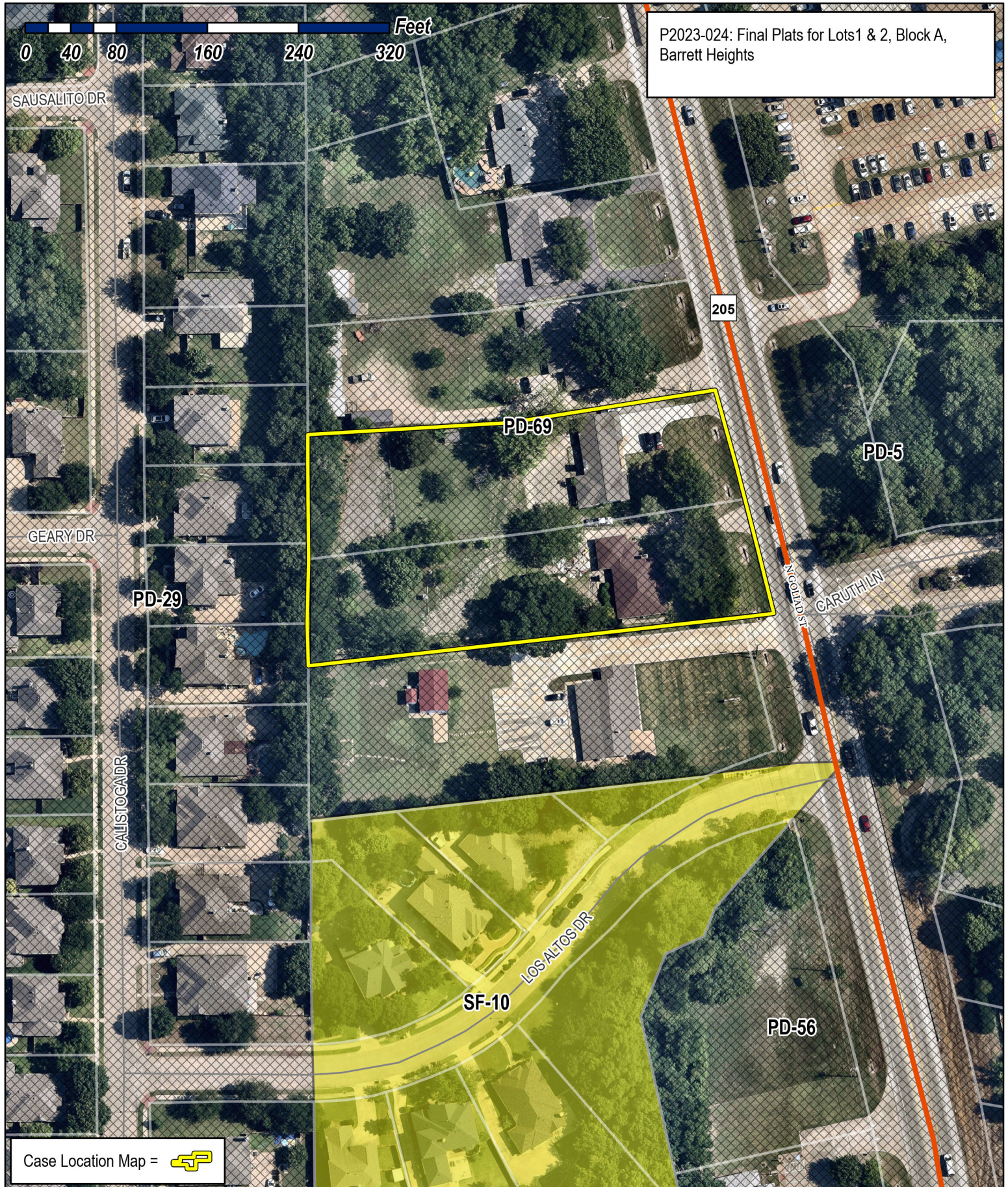
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OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2023-024: Final Plats for Lots 1 & 2, Block A, Barrett Heights

Case Location Map = 

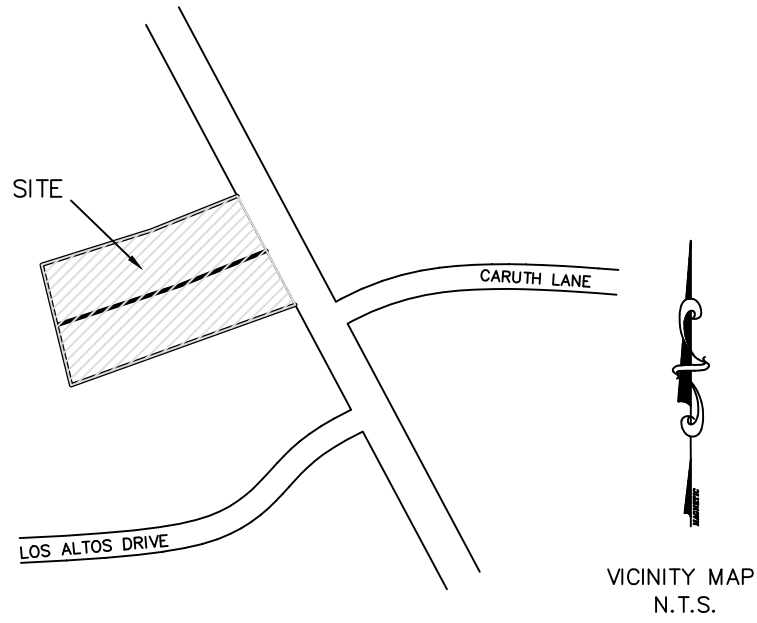


City of Rockwall

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.





NOTE:
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EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST
Inst. No. 2022000010972
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

TOTAL AREA:
70,077.8 S.F.
1.608 ACRES

HOMAR INVESTMENTS, LLC
Inst. No. 2022000006570
O.P.R.R.C.T.

HOMAR INVESTMENTS, LLC
Inst. No. 20220000025462
O.P.R.R.C.T.

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

LOT 1, BLOCK A
LIZANDRO OEMENO ADDITION
Cab. J, Slide 377
P.R.R.C.T.

1/2" IRFC
STATE PLANE COORD.
N 7,032,468.30
E 2,593,972.12

1/2" IRFC
POINT OF BEGINNING
STATE PLANE COORD.
N 7,032,275.77
E 2,594,020.93

LINE TABLE		
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LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

BLOCK C
14

15

16

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
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FINAL PLAT
BARRETT HEIGHTS
2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
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ROCKWALL COUNTY, TEXAS

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SHEET 1 OF 2

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COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a 3/8" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a 3/8" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a 3/4" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a 1/2" iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subject property 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 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 steers 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 the 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 the 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 sewer, 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 a 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's 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.
- Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

By: _____

FOR: _____(LIEN HOLDER)

BY: _____NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____ 2023.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 2 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 29, 2023
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: P2023-024; *Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approve of a Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat for a 1.60-acre parcel of land (*i.e. Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124*) for the purpose of establishing two (2) non-residential lots (*i.e. Lots 1 & 2, Block A, Barrett Heights Addition*). The proposed Final Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) to convert the existing single-family homes to non-residential land uses (*i.e. limited commercial/office land uses*).
- The subject property was annexed on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. On April 11, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-010*] to allow the conversion of two (2) single-family homes into offices on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for *Lots 1 & 2, Block A, Barrett Heights Addition*, staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this 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.

PROJECT COMMENTS



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

DATE: 8/25/2023

PROJECT NUMBER: P2023-024
PROJECT NAME: Final Plat for Lots 1&2, Barrett Heights
SITE ADDRESS/LOCATIONS: 1205 N GOLIAD ST

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments

08/23/2023: P2023-024: Final Plat for Lots 1-3, Block A, Barrett Heights Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-024) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOTS 1 & 2, BLOCK A,
BARRETT HEIGHTS ADDITION
BEING
2 LOTS
1.60-ACRES OR 70,078 SF
IDENTIFIED AS LOTS 1 & 2 OF THE GREEN VALLEY SUBDIVISION
AND PART OF THE JOHN HB JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the right-of-way width and centerline along N. Goliad Street (SH-205). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.7 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.8 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

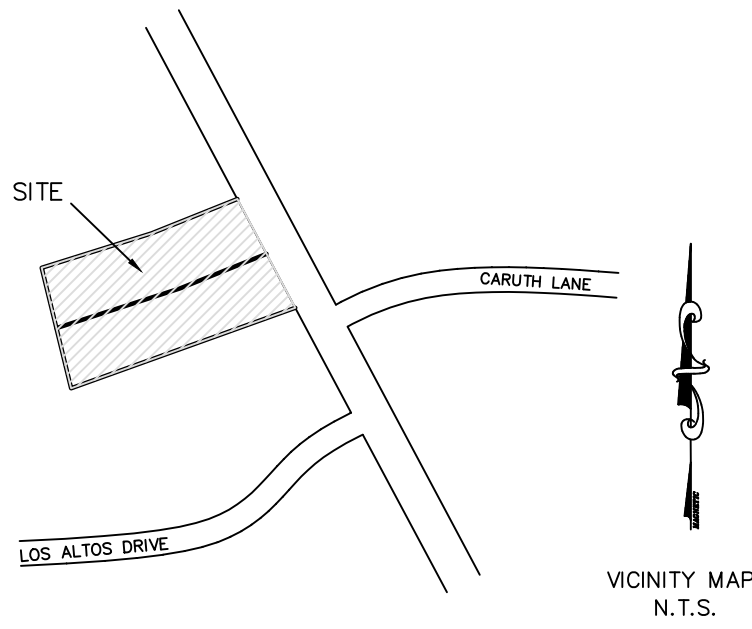
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: August 29, 2023
City Council: September 5, 2023

I.12 Please note that once the Final Plat 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	Madelyn Price	08/25/2023	Approved w/ Comments
08/25/2023: Show and call out abandoned alley ROW. Add water easement along ROW. Call out 100-yr WSEAL, and FFE based on 2' above detention pond elevation. Please add these general notes to the plat (refer to pdf attachment).			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/21/2023	Approved
No Comments			



NOTE:
1) Bearings shown are base on NAD 83 Texas North Central Zone.

FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

GENERAL NOTES [Please add this to any other notes included on the plat.]

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

LEGEND:
IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	S09°18'21"W
L2	30.12	S06°29'09"E
L3	23.76	S22°23'08"E
L4	5.06	S86°37'37"E
L5	8.55	N84°49'36"E
L6	25.05	N04°44'18"W
L7	14.73	N04°15'50"W
L8	27.56	N07°53'41"W
L9	18.21	N08°48'03"W
L10	9.55	S84°02'19"W
L11	6.65	S21°47'47"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD
C1	40.51	80.00	N05°59'00"E	40.07
C2	38.18	80.00	N06°49'03"E	37.81
C3	49.63	104.00	S06°49'03"W	49.16
C4	29.21	56.00	S05°32'40"W	28.88

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST
Inst. No. 2022000010972
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

Please add these
general notes to the
plat.

1/2" IRF
STATE PLANE COORD.
N 7,032,468.30
E 2,593,972.12

TOTAL AREA:
70,077.8 S.F.
1.608 ACRES

HOMAR INVESTMENTS, LLC
Inst. No. 2022000006570
O.P.R.R.C.T.

Call out
100-yr
WSEAL, and
FFE based on
2' above
detention
pond
elevation.

Show and call out
abandoned alley ROW.

Add water easement
along ROW.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

BLOCK C
14

HOMAR INVESTMENTS, LLC
Inst. No. 20220000025462
O.P.R.R.C.T.

LOT 1
BLOCK A

LOT 1, BLOCK A
LIZANDRO OEMENO ADDITION
Cab. J, Slide 377
P.R.R.C.T.

1/2" IRF
POINT OF BEGINNING
STATE PLANE COORD.
N 7,032,275.77
E 2,594,020.93

FINAL PLAT
BARRETT HEIGHTS
2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____

Date: 5-03-2023

SHEET 1 OF 2

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a 3/8" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a 3/8" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a 3/4" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a 1/2" iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subject property 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 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 steers 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 the 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 the 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 sewer, 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 a 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's 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.
- Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

By: _____

FOR: _____(LIEN HOLDER)

BY: _____NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____ 2023.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my han and seal of office, this _____ day of _____, 2023.

Notary Signature

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 2 OF 2



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 1203 & 1205 N. Goliad

SUBDIVISION Green Valley Subd.

LOT 162 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R/O

CURRENT USE OFFICE

PROPOSED ZONING R/O

PROPOSED USE OFFICE

ACREAGE 1.608

LOTS [CURRENT] 2

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 Howard Barrett

APPLICANT Doughrate & Assoc. Inc.

CONTACT PERSON _____

CONTACT PERSON Dub Doughrate

ADDRESS 1263 N. Goliad St.

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75097

CITY, STATE & ZIP Rockwall, TX 75097

PHONE _____

PHONE 972 742 2210

E-MAIL _____

E-MAIL wldoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

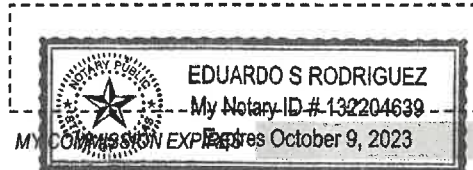
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Anthony Barrett [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

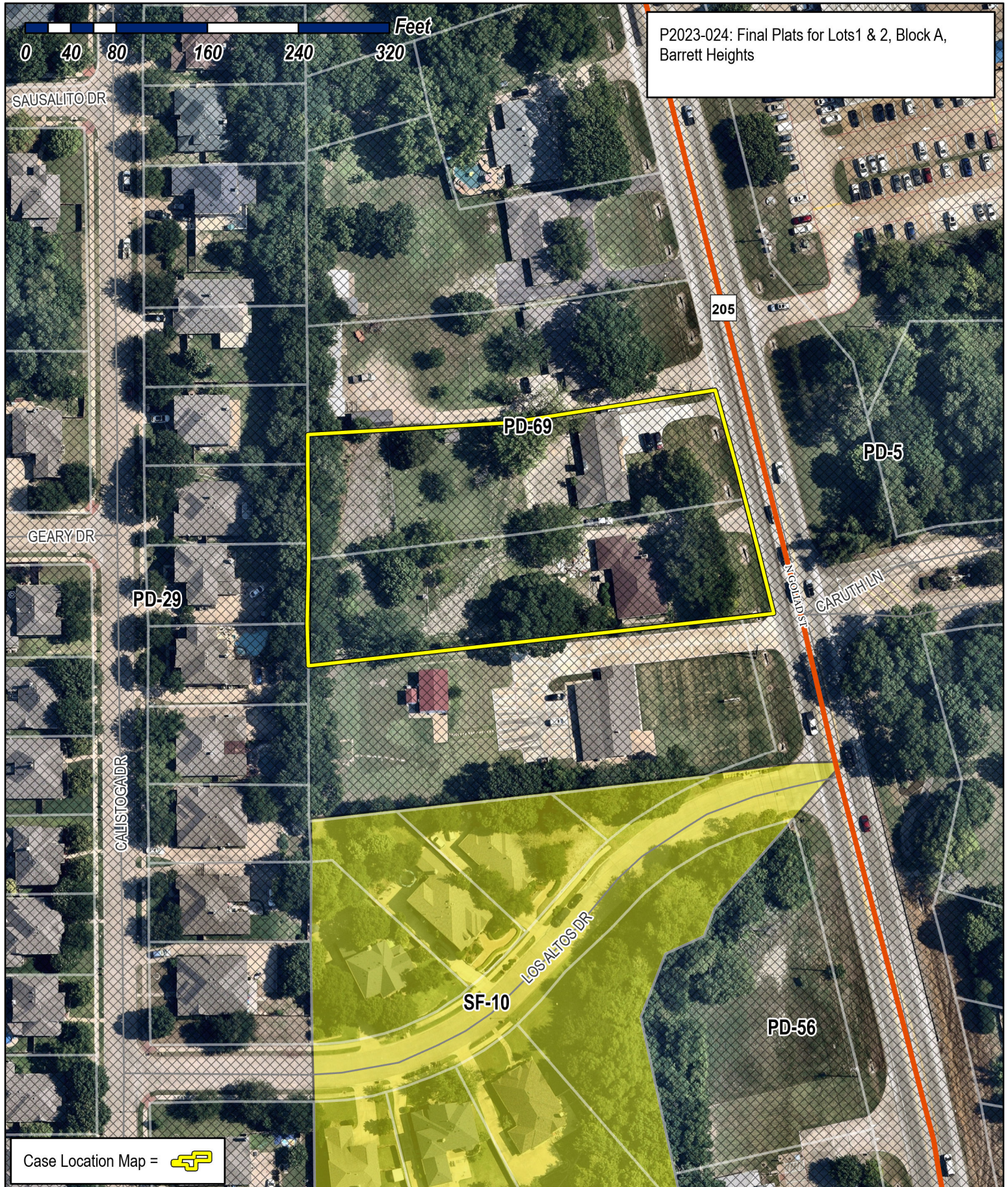
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 332.16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023 BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2023-024: Final Plats for Lots 1 & 2, Block A, Barrett Heights

Case Location Map = 

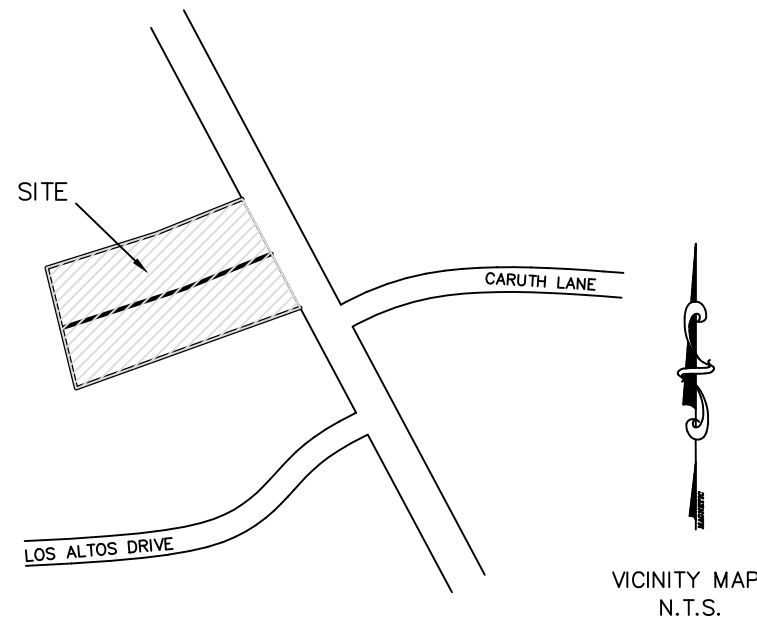


City of Rockwall

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.





NOTE:
1) Bearings shown are base on NAD 83 Texas North Central Zone.

FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

LEGEND:
IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	S09°18'21"W
L2	30.12	S06°29'09"E
L3	23.76	S22°23'08"E
L4	5.06	S86°37'37"E
L5	8.55	N84°49'36"E
L6	25.05	N04°44'18"W
L7	14.73	N04°15'50"W
L8	27.56	N07°53'41"W
L9	18.21	N08°48'03"W
L10	9.55	S84°02'19"W
L11	6.65	S21°47'47"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD
C1	40.51	80.00	N05°59'00"E	40.07
C2	38.18	80.00	N06°49'03"E	37.81
C3	49.63	104.00	S06°49'03"W	49.16
C4	29.21	56.00	S05°32'40"W	28.88

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 1 OF 2

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ " iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a $\frac{3}{8}$ " iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a $\frac{3}{8}$ " iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a $\frac{3}{4}$ " iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a $\frac{1}{2}$ " iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subject property 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 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 steers 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 the 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 the 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 sewer, 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 a 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's 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.
- Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

By: _____

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____ 2023.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 2 OF 2



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: September 5, 2023
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: P2023-024; *Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approve of a Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat for a 1.60-acre parcel of land (*i.e. Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124*) for the purpose of establishing two (2) non-residential lots (*i.e. Lots 1 & 2, Block A, Barrett Heights Addition*). The proposed Final Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) to convert the existing single-family homes to non-residential land uses (*i.e. limited commercial/office land uses*).
- The subject property was annexed on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. On April 11, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-010*] to allow the conversion of two (2) single-family homes into offices on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for *Lots 1 & 2, Block A, Barrett Heights Addition*, staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat 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 1203 & 1205 N. Goliad

SUBDIVISION Green Valley Subd.

LOT 162 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R/O

CURRENT USE OFFICE

PROPOSED ZONING R/O

PROPOSED USE OFFICE

ACREAGE 1.608

LOTS [CURRENT] 2

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 Howard Barrett

APPLICANT Doughrate & Assoc. Inc.

CONTACT PERSON _____

CONTACT PERSON Dub Doughrate

ADDRESS 1263 N. Goliad St.

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75097

CITY, STATE & ZIP Rockwall, TX 75097

PHONE _____

PHONE 972 742 2210

E-MAIL _____

E-MAIL wldoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

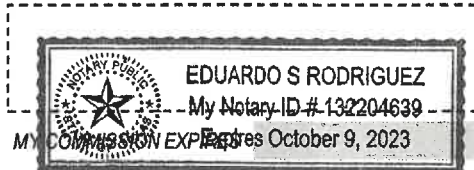
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Anthony Barrett [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

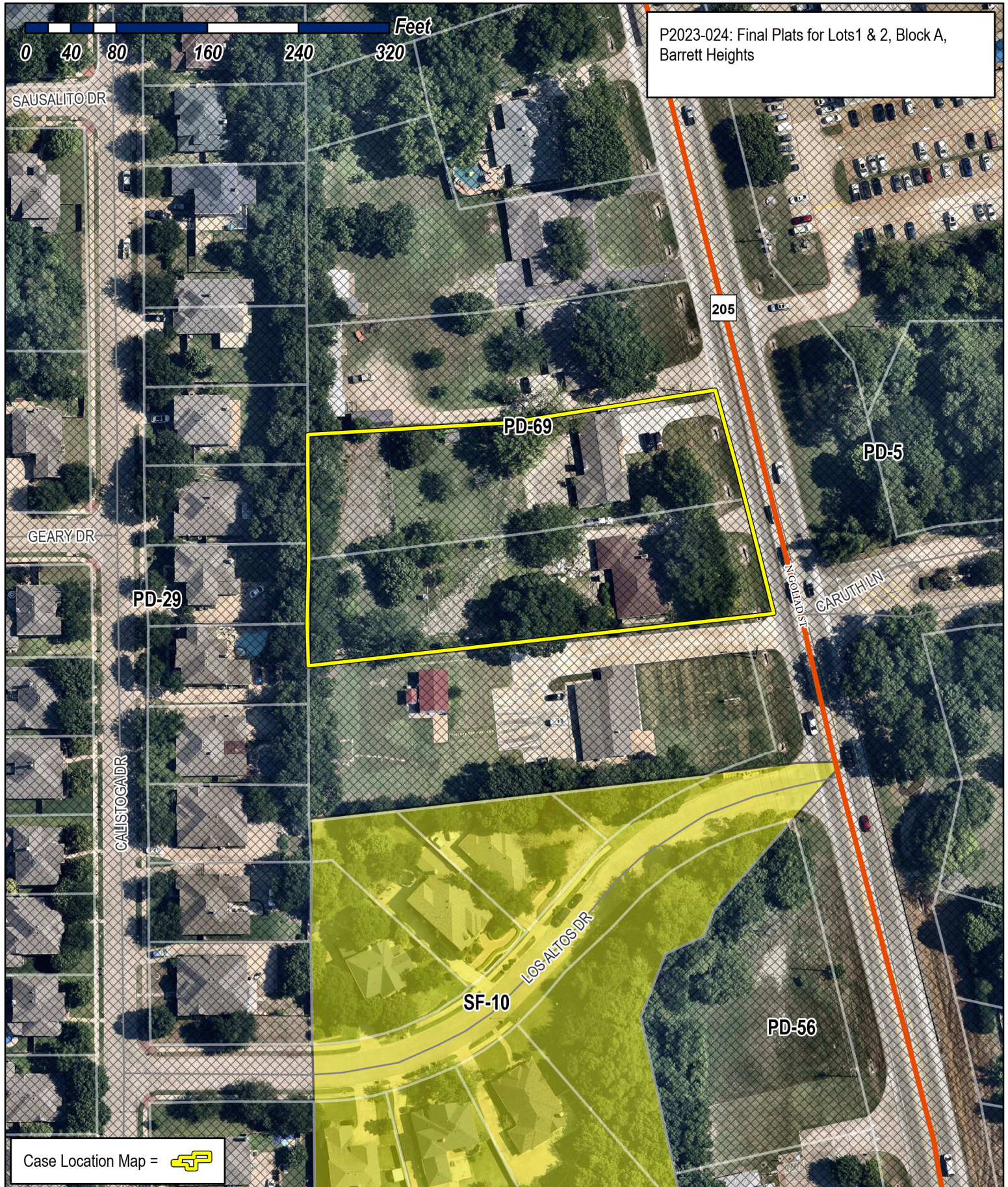
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 332.16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023 BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2023-024: Final Plats for Lots 1 & 2, Block A, Barrett Heights

Case Location Map = 

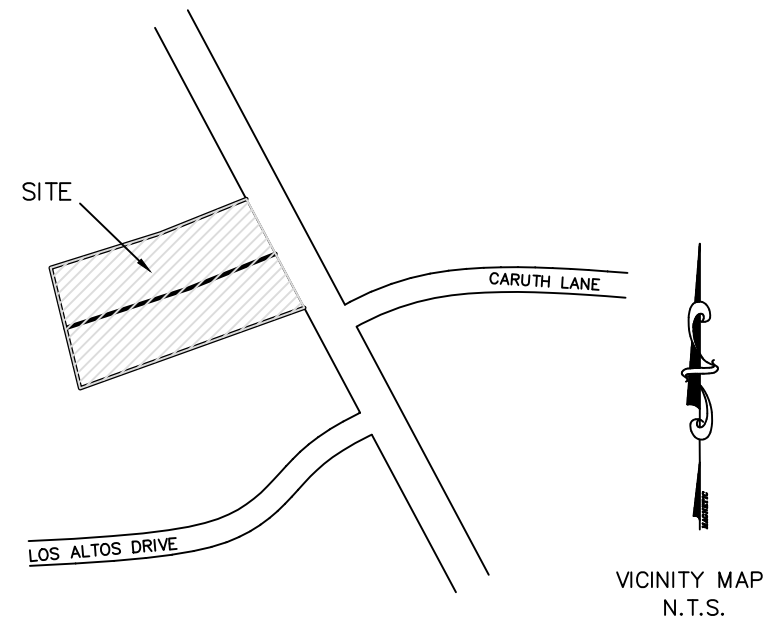


City of Rockwall

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.





NOTE:
1) Bearings shown are base on NAD 83 Texas North Central Zone.

FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

LEGEND:
IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST
Inst. No. 2022000010972
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

TOTAL AREA:
70,077.8 S.F.
1.608 ACRES

HOMAR INVESTMENTS, LLC
Inst. No. 20220000006570
O.P.R.R.C.T.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

HOMAR INVESTMENTS, LLC
Inst. No. 20220000025462
O.P.R.R.C.T.

15

16

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

**FINAL PLAT
BARRETT HEIGHTS**

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023

SHEET 1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	S09°18'21"W
L2	30.12	S06°29'09"E
L3	23.76	S22°23'08"E
L4	5.06	S86°37'37"E
L5	8.55	N84°49'36"E
L6	25.05	N04°44'18"W
L7	14.73	N04°15'50"W
L8	27.56	N07°53'41"W
L9	18.21	N08°48'03"W
L10	9.55	S84°02'19"W
L11	6.65	S21°47'47"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD
C1	40.51	80.00	N05°59'00"E	40.07
C2	38.18	80.00	N06°49'03"E	37.81
C3	49.63	104.00	S06°49'03"W	49.16
C4	29.21	56.00	S05°32'40"W	28.88

1/2" IRFC
STATE PLANE COORD.
N 7,032,468.30
E 2,593,972.12

1/2" IRFC
POINT OF BEGINNING
STATE PLANE COORD.
N 7,032,275.77
E 2,594,020.93

LOS ALTOS DRIVE

N. GOLIAD
S.H. 205

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83'31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a 3/8" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00'27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a 3/8" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85'53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a 3/4" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81'23'19" East a distance of 150.76' to a 1/2" iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14'13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subject property 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 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 steers 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 the 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 the 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 sewer, 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 a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

By:

FOR: _____(LIEN HOLDER)

BY: _____NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____ 2023.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my han and seal of office, this _____ day of _____, 2023.

Notary Signature

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS
2 LOTS
BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5-03-2023



DATE: September 13, 2023

TO: Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

CC: Howard Barrett
1203 N. Goliad Street
Rockwall, TX 75087

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

SUBJECT: P2023-024; *Final Plat for Lots 1 & 2, Block A, Barrett Heights Addition*

Mr. Douphrate:

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 September 5, 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 7-0.

City Council

On September 5, 2023, the City Council approved a motion to approve the *Final Plat* by a vote of 7-0.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department