



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) ¹ 300+20*3.06 = \$361.20
- 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 6535, 6545, 6595 Alliance Drive and 182, 194, 202 Jeff Boyd Road

SUBDIVISION Alliance Addition PH 2 LOT 17-24 BLOCK 1

GENERAL LOCATION North side of Alliance Drive at the intersection of Alliance Drive and Andrews Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	None
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial Office Buildings
ACREAGE	3.06	LOTS [CURRENT]	3
		LOTS [PROPOSED]	8

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

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

<input type="checkbox"/> OWNER	Rockwall Rental Properties, LP	<input checked="" type="checkbox"/> APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	PO Box 818	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [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 \$ 361.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 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 19 DAY OF Oct, 2023
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews Drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

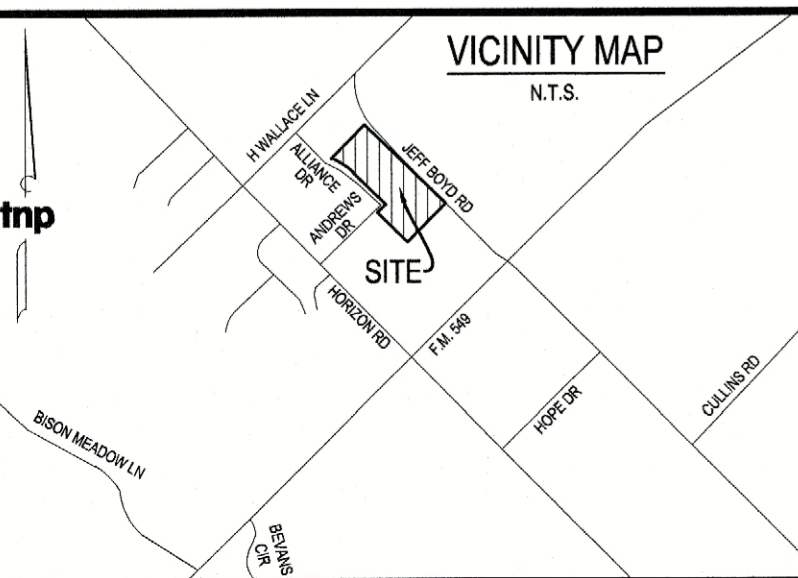
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" W	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.85'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

STATE OF TEXAS
COUNTY OF ROCKWALL

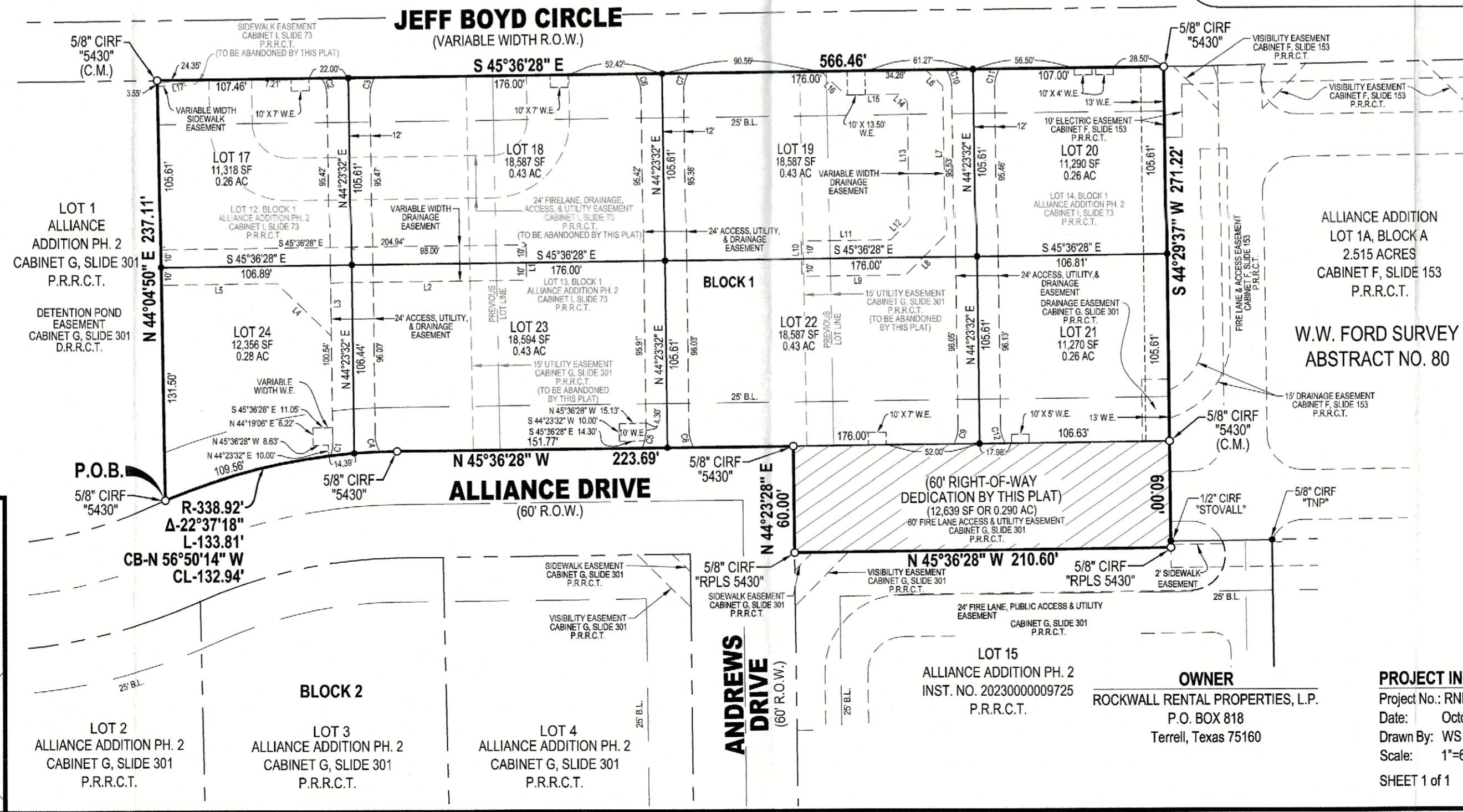
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

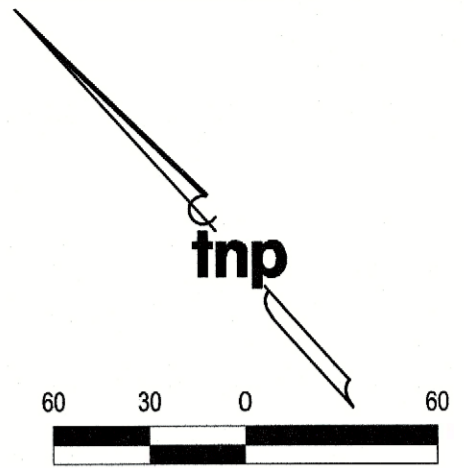
My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00046135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 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.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



SCALE IN FEET
1" = 60'

- LEGEND**
- CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - W.E. - WATER EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- Street Appurtenances:** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL
CITY SECRETARY

PLANNING AND ZONING CHAIRMAN
CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES
AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1



CASE NO. _____

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

LOT 15
ALLIANCE ADDITION PH. 2
INST. NO. 2023000009725
P.R.R.C.T.

LOT 17
11,318 SF
0.26 AC

LOT 18
18,587 SF
0.43 AC

LOT 19
18,587 SF
0.43 AC

LOT 20
11,290 SF
0.26 AC

LOT 21
11,270 SF
0.26 AC

LOT 22
18,587 SF
0.43 AC

LOT 23
18,584 SF
0.43 AC

LOT 24
12,356 SF
0.28 AC

LOT 1
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 2
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 3
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 4
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.



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) ¹ 300+20*3.06 = \$361.20
- 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 6535, 6545, 6595 Alliance Drive and 182, 194, 202 Jeff Boyd Road

SUBDIVISION Alliance Addition PH 2 LOT 17-24 BLOCK 1

GENERAL LOCATION North side of Alliance Drive at the intersection of Alliance Drive and Andrews Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	None
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial Office Buildings
ACREAGE	3.06	LOTS [CURRENT]	3
		LOTS [PROPOSED]	8

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

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

<input type="checkbox"/> OWNER	Rockwall Rental Properties, LP	<input checked="" type="checkbox"/> APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	PO Box 818	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [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 \$ 361.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 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."

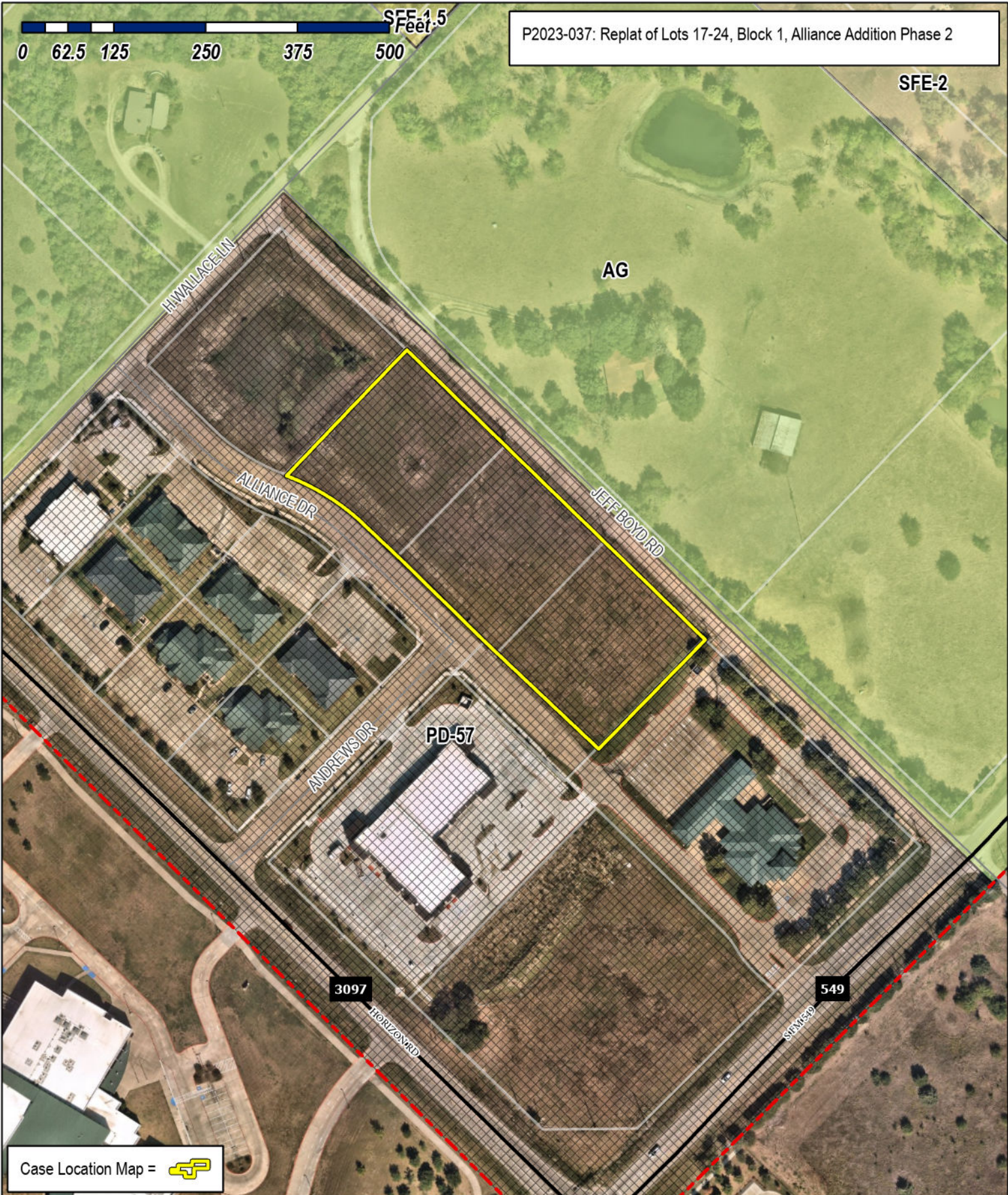
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Oct, 2023
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





P2023-037: Replat of Lots 17-24, Block 1, Alliance Addition Phase 2



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.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

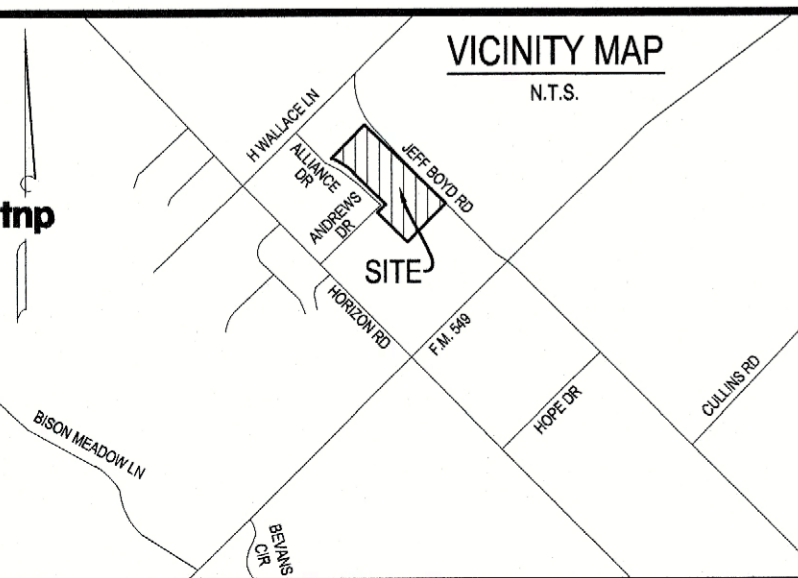
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" W	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.85'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

STATE OF TEXAS
COUNTY OF ROCKWALL

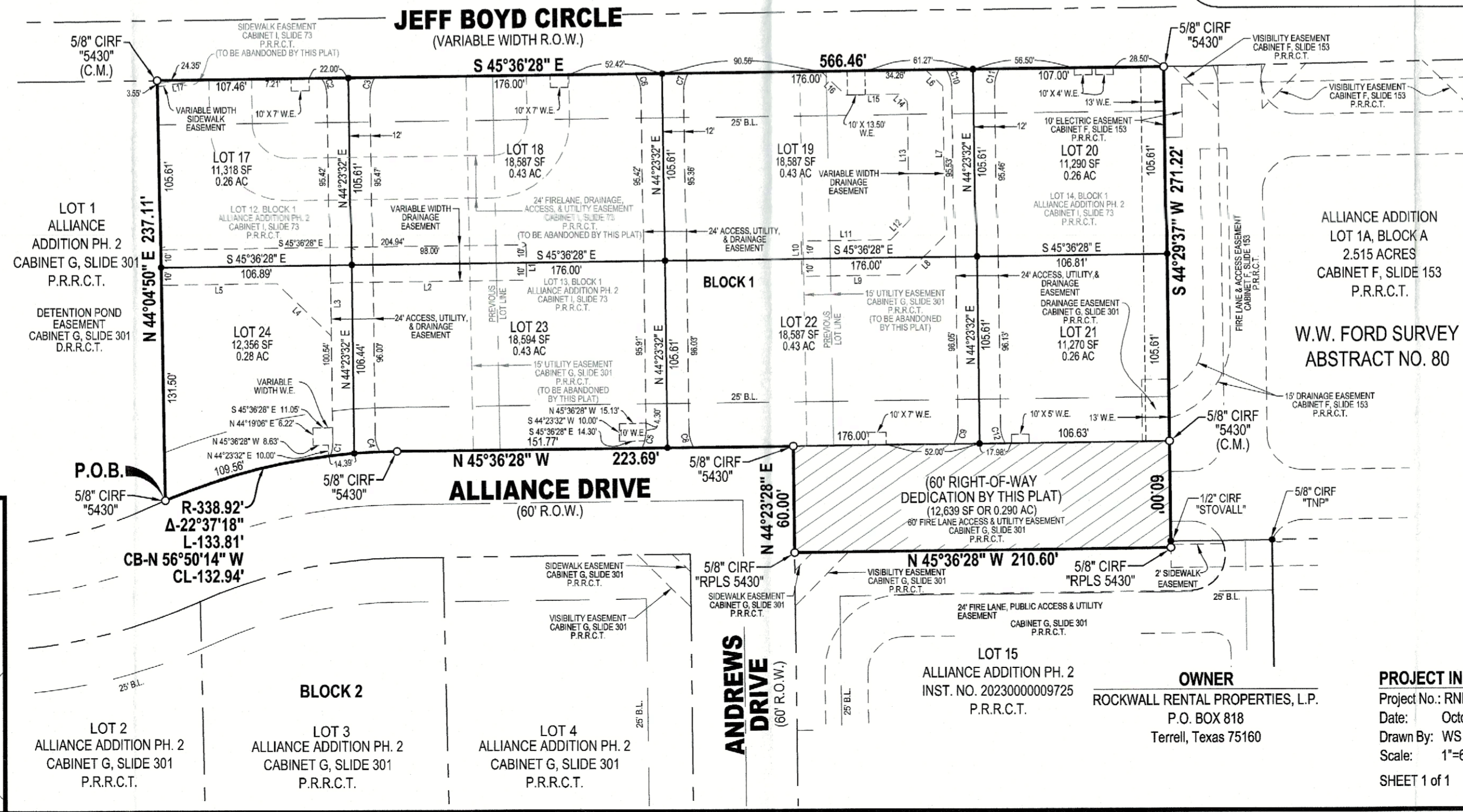
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

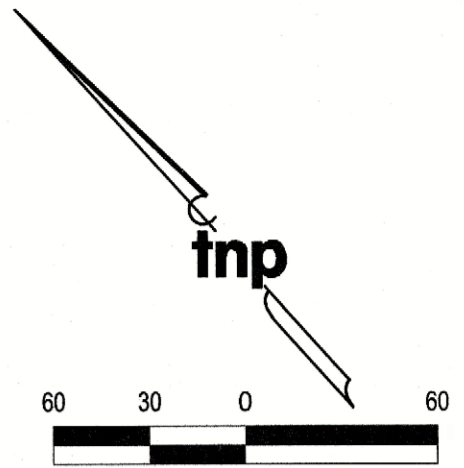
My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00046135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 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 THEREFOR 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.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



SCALE IN FEET
1" = 60'

- LEGEND**
- CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - W.E. - WATER EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- Street Appurtenances:** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL
CITY SECRETARY

PLANNING AND ZONING CHAIRMAN
CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES
AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1



CASE NO.

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Cameron Slown, PE; *Teague, Nall, and Perkins, Inc.*
CASE NUMBER: P2023-037; *Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.06-acre parcel of land (*i.e. Lots 12-14, Block 1, Alliance Addition, Phase 2*) for the purpose of subdividing three (3) lots into eight (8) lots (*i.e. Lots 17-24, Block 1, Alliance Addition, Phase 2*) and establishing the necessary access, fire lane, and utility easements for the construction of eight (8) *Office Buildings* on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48 [Case No. Z2004-024]*, which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. The subject property was originally platted as Lots 2-7, Block 1, Alliance Addition, Phase 2 on May 20, 2008 [*Case No. P2007-032*]. On August 11, 2014, the subject property was replatted as Lots 12, 13 & 14, Block 1, Alliance Addition Phase 2 [*Case No. P2014-009*]. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-013*] for the construction of eight (8) *Office Buildings* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 17-24, Block 1, Alliance Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

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

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-037
PROJECT NAME: Replat for Lots 17-24 Block 1, Alliance Addition Phase 2
SITE ADDRESS/LOCATIONS: 6535 ALLIANCE DR

CASE CAPTION: Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-037: Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive.

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

M.3 For reference, include the case number (P2023-037) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Lots 17-24, Block 1
Alliance Addition, Phase 2
Being a Replat of
Lots 12, Block 1, Alliance Addition, Phase 2
Being eight (8) lots
3.06-Acres Or 156,816 SF
Situated within the
W.W. Ford Survey, Abstract No. 80
City of Rockwall, Rockwall County, Texas

M.5 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Record Owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 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.8 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023

City Council: November 6, 2023

I.9 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Water easements cannot end right at meter. Must extend 5' past, and minimum 20' width.

2. Call out all widths.

3. Show 10' building setback here.

4. Drainage easement

5. Call out detention pond 100-yr WSEL.

6. Show 10' building setback here.

7. Plat needs to be tied down by 2 points with northing and easting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Please mark two corners with State Plane Coordinates (NAD83 - NCTX4202, Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

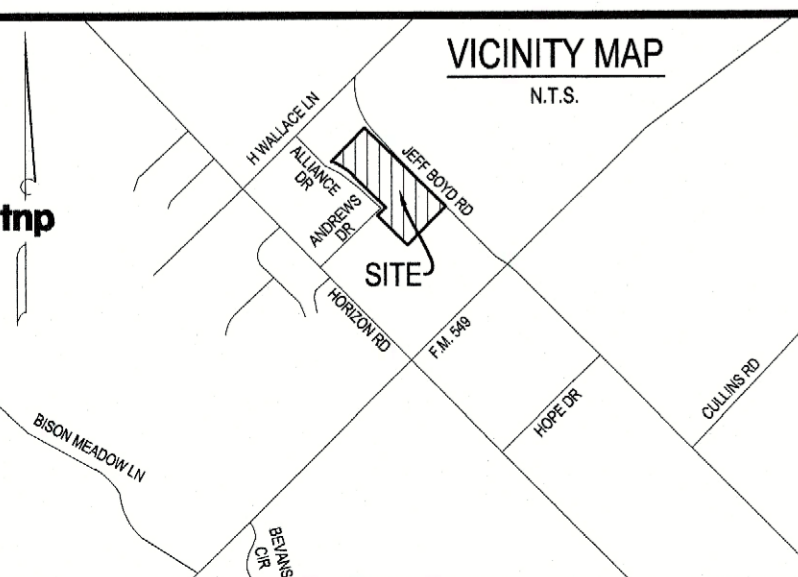
THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" E	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.85'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:
STATE OF TEXAS)
COUNTY OF ROCKWALL)

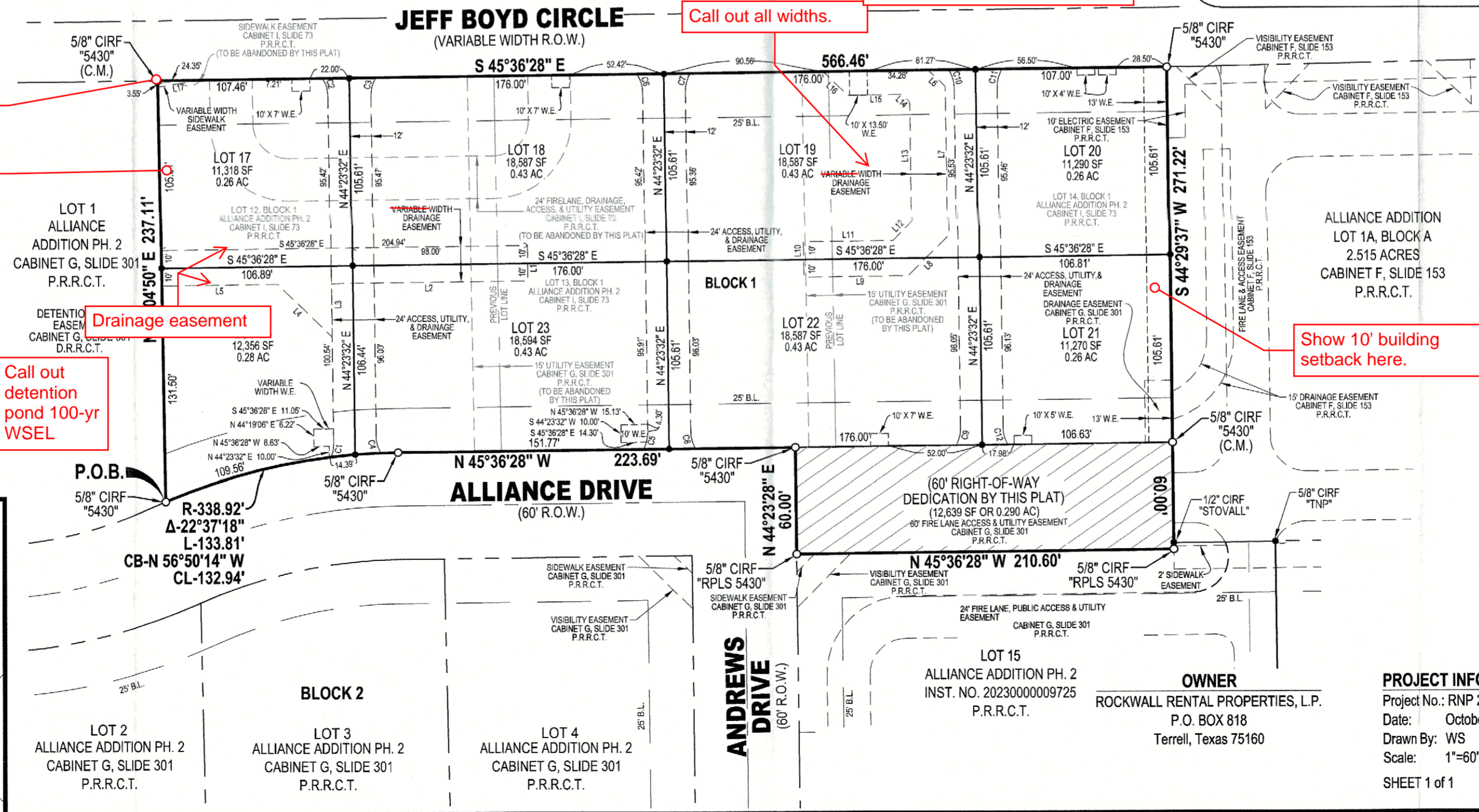
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

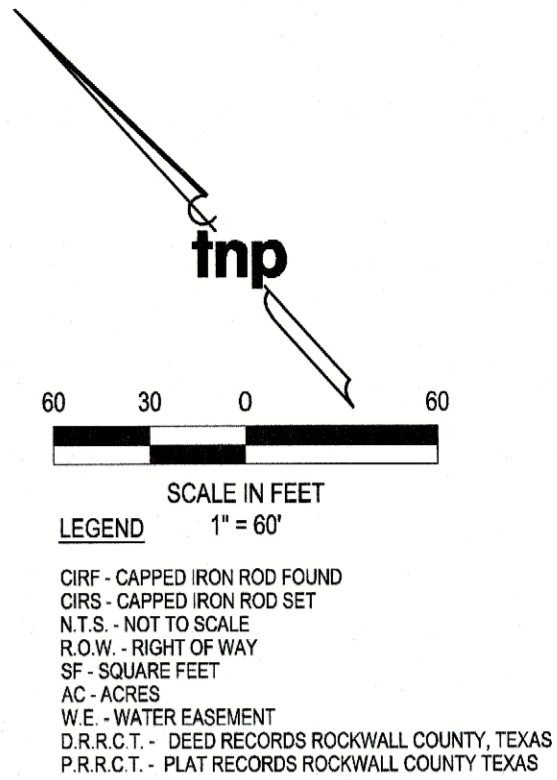
My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 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.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- Street Appurtenances:** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com



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) ¹ 300+20*3.06 = \$361.20
- 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 6535, 6545, 6595 Alliance Drive and 182, 194, 202 Jeff Boyd Road

SUBDIVISION Alliance Addition PH 2 LOT 17-24 BLOCK 1

GENERAL LOCATION North side of Alliance Drive at the intersection of Alliance Drive and Andrews Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	None
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial Office Buildings
ACREAGE	3.06	LOTS [CURRENT]	3
		LOTS [PROPOSED]	8

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

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

<input type="checkbox"/> OWNER	Rockwall Rental Properties, LP	<input checked="" type="checkbox"/> APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	PO Box 818	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [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 \$ 361.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 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."

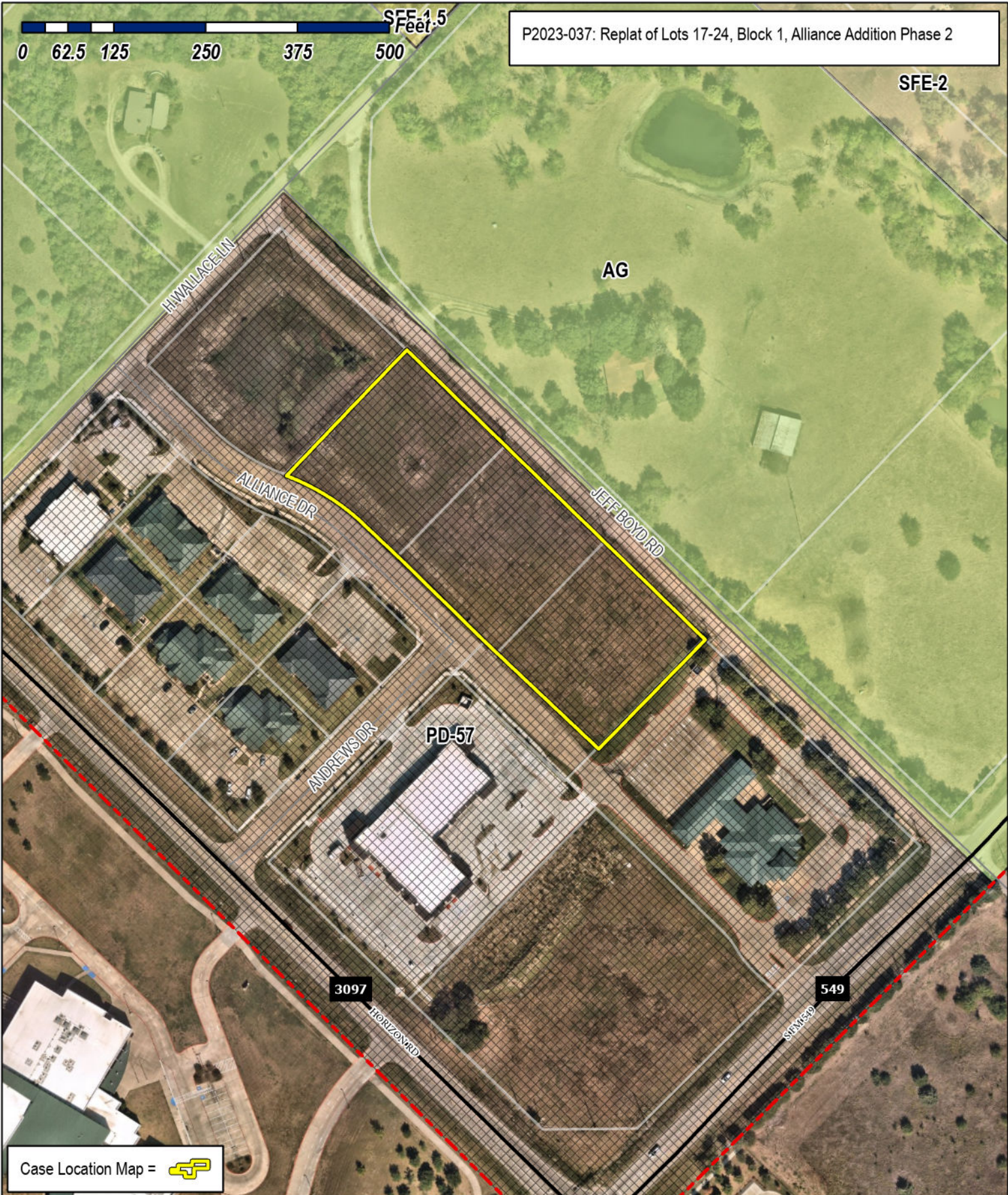
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Oct, 2023
OWNER'S SIGNATURE *[Signature]*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





P2023-037: Replat of Lots 17-24, Block 1, Alliance Addition Phase 2



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.



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

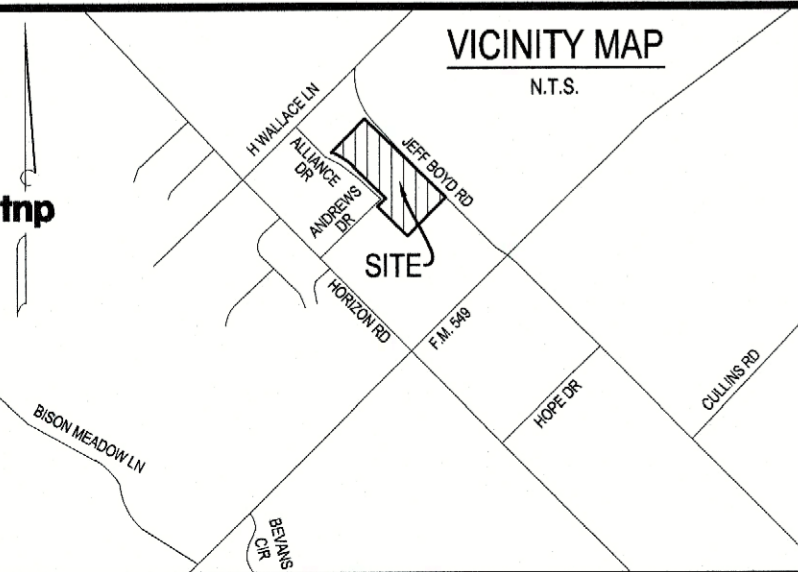
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. BRIAN J. MADDOX, R.P.L.S. NO. 5430

Table with 3 columns: LINE, BEARING, DISTANCE. Lists easement line details for lots 1 through 17.

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for lots 1 through 17.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:
STATE OF TEXAS)
COUNTY OF ROCKWALL)

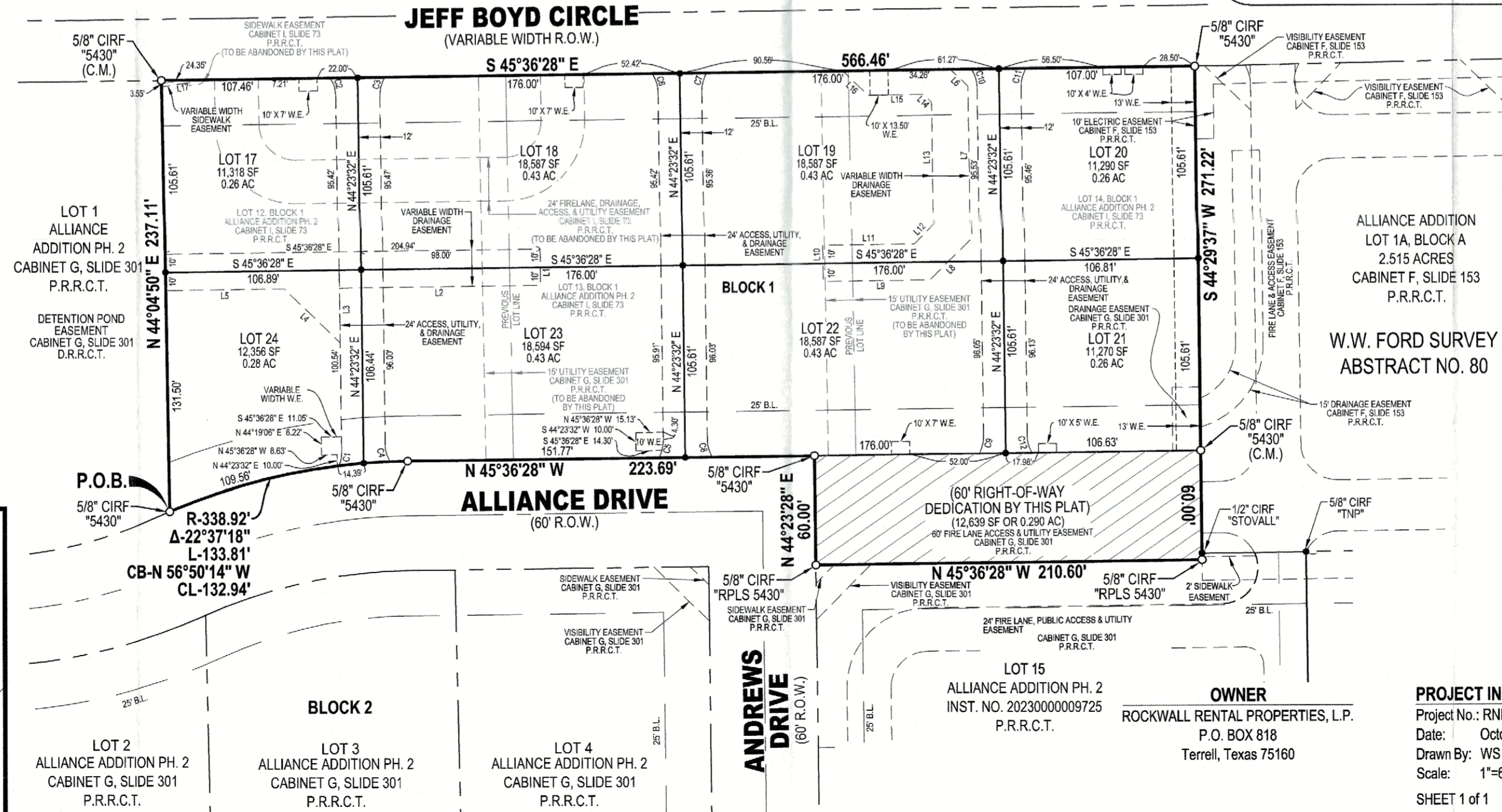
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

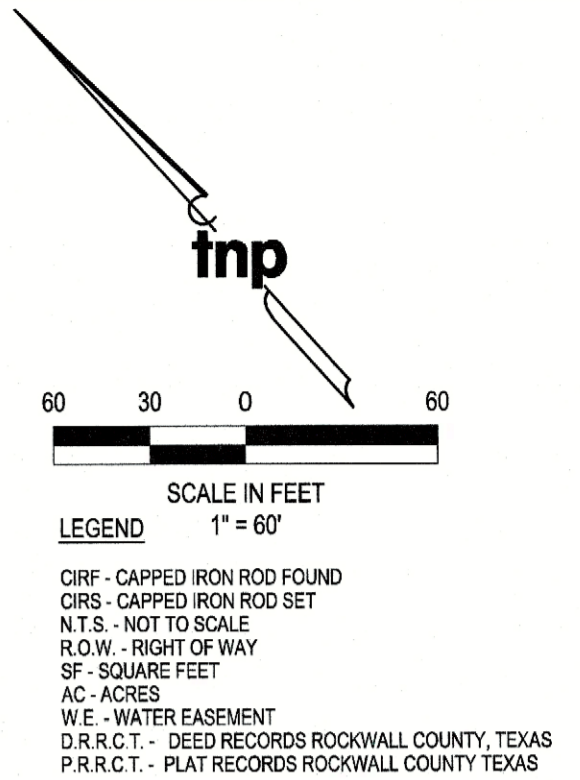
My Commission Expires:

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. 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.
5. ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



GENERAL NOTES

- (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.
(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the ____ day of _____, 2023.

MAYOR CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

CASE NO.



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: November 6, 2023
APPLICANT: Cameron Slown, PE; *Teague, Nall, and Perkins, Inc.*
CASE NUMBER: P2023-037; *Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.06-acre parcel of land (*i.e. Lots 12-14, Block 1, Alliance Addition, Phase 2*) for the purpose of subdividing three (3) lots into eight (8) lots (*i.e. Lots 17-24, Block 1, Alliance Addition, Phase 2*) and establishing the necessary access, fire lane, and utility easements for the construction of eight (8) *Office Buildings* on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48 [Case No. Z2004-024]*, which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. The subject property was originally platted as Lots 2-7, Block 1, Alliance Addition, Phase 2 on May 20, 2008 [*Case No. P2007-032*]. On August 11, 2014, the subject property was replatted as Lots 12, 13 & 14, Block 1, Alliance Addition Phase 2 [*Case No. P2014-009*]. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-013*] for the construction of eight (8) *Office Buildings* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 17-24, Block 1, Alliance Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

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

PLANNING AND ZONING COMMISSION

On November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.



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) ¹ 300+20*3.06 = \$361.20
- 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 6535, 6545, 6595 Alliance Drive and 182, 194, 202 Jeff Boyd Road

SUBDIVISION Alliance Addition PH 2 LOT 17-24 BLOCK 1

GENERAL LOCATION North side of Alliance Drive at the intersection of Alliance Drive and Andrews Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	None
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial Office Buildings
ACREAGE	3.06	LOTS [CURRENT]	3
		LOTS [PROPOSED]	8

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

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

<input type="checkbox"/> OWNER	Rockwall Rental Properties, LP	<input checked="" type="checkbox"/> APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	PO Box 818	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	cslownd@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [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 \$ 361.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 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."

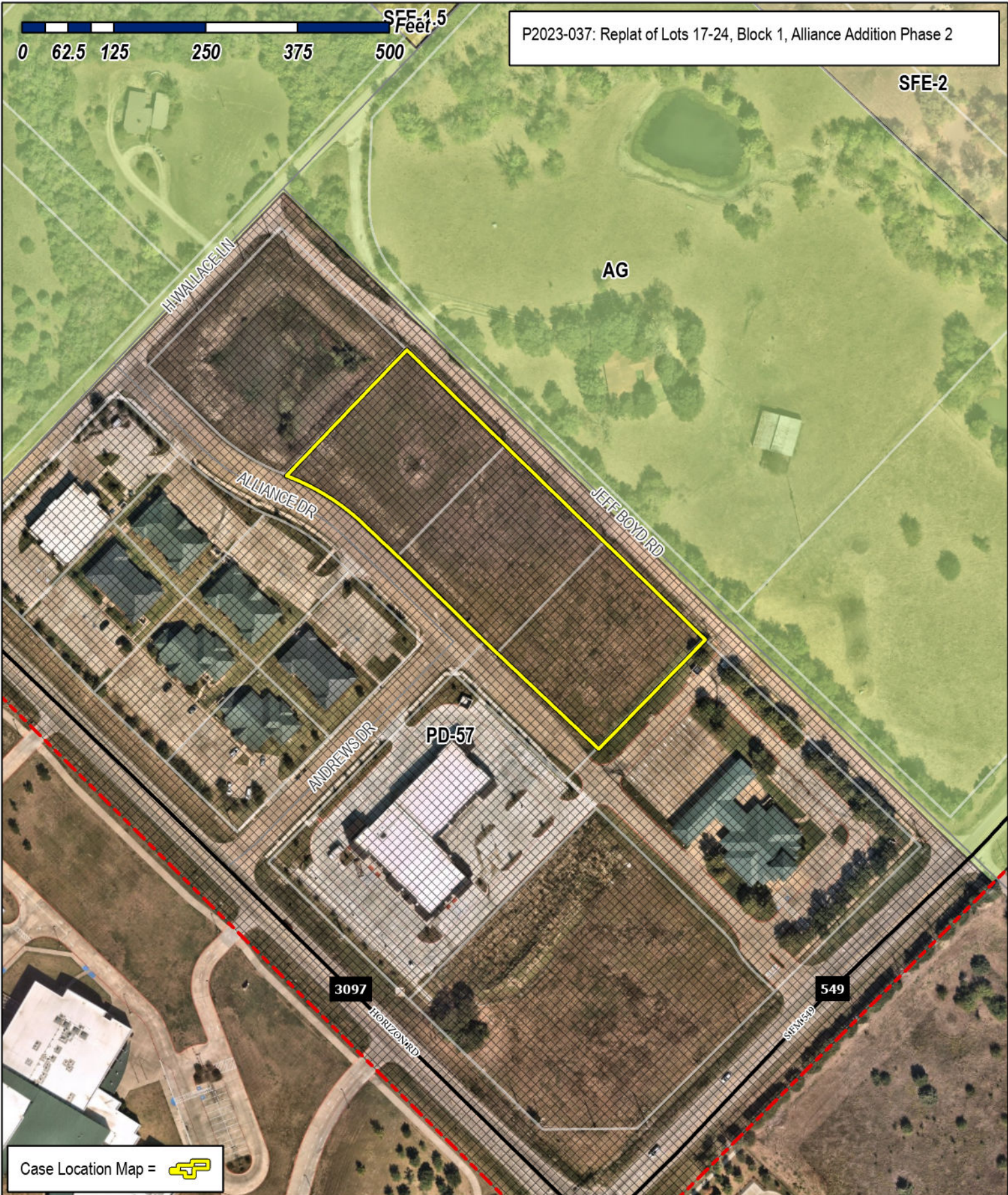
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Oct, 2023
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





P2023-037: Replat of Lots 17-24, Block 1, Alliance Addition Phase 2



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.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews Drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

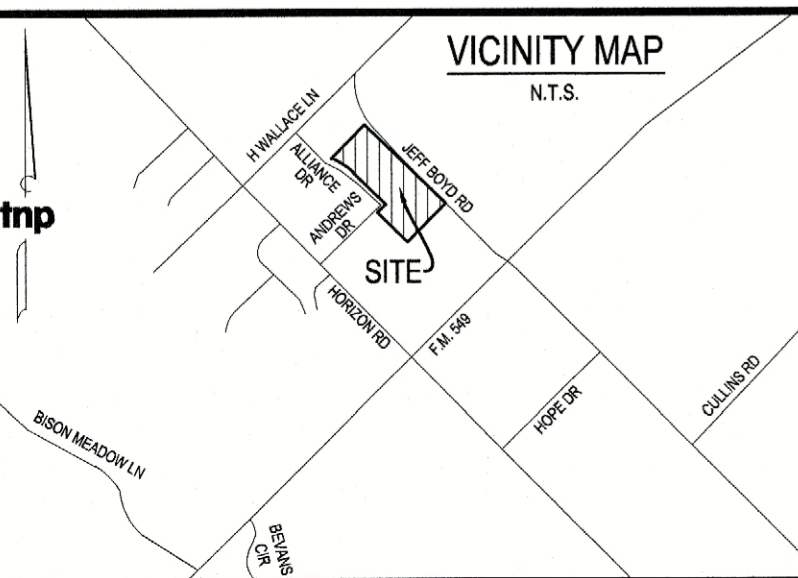
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" W	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.85'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

STATE OF TEXAS
COUNTY OF ROCKWALL

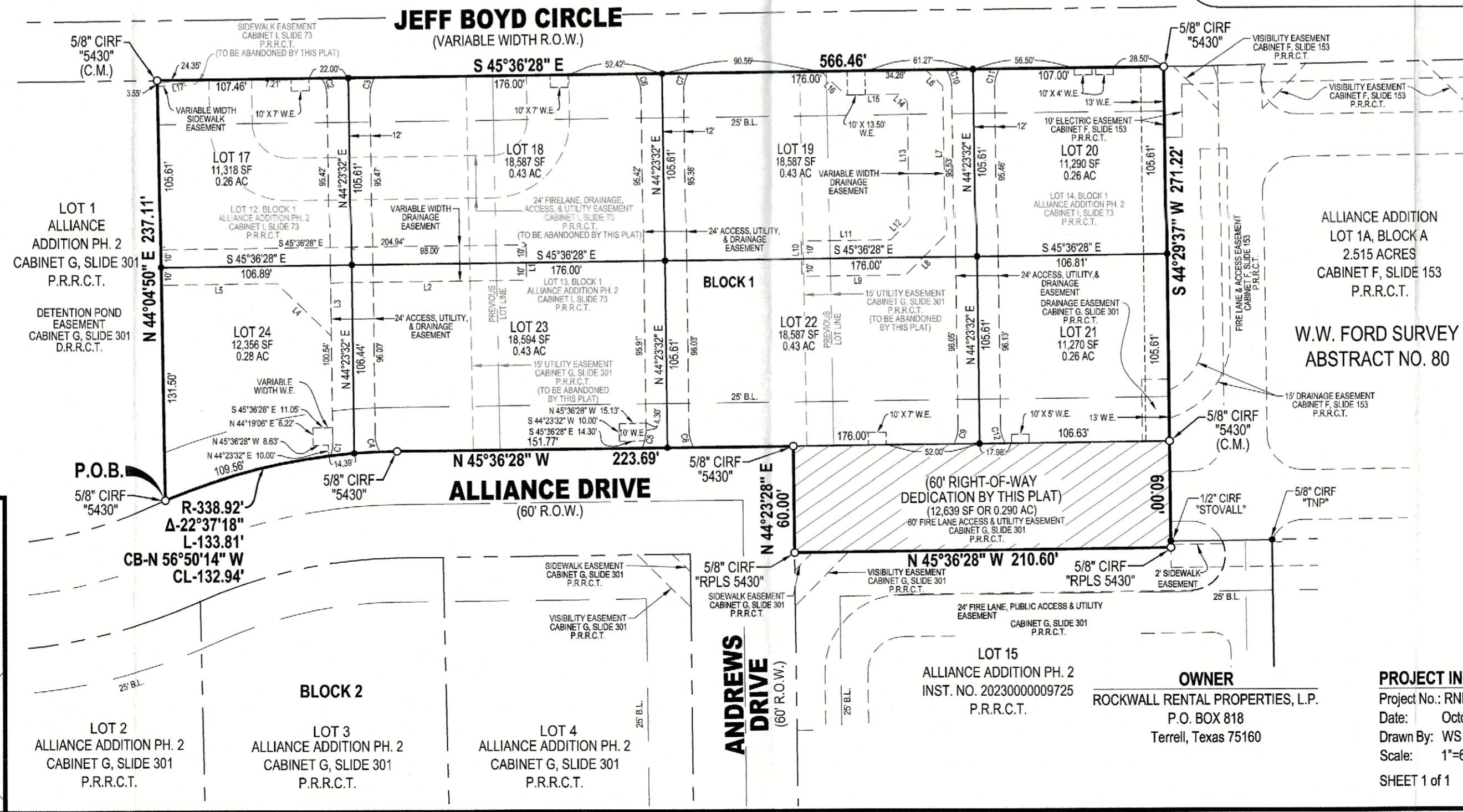
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

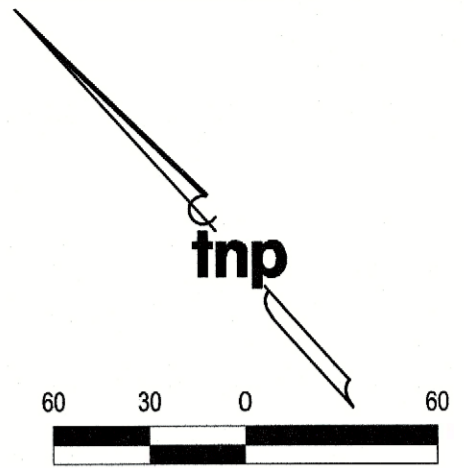
My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00046135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 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 THEREFOR 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.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



SCALE IN FEET
1" = 60'

- LEGEND**
- CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - W.E. - WATER EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- Street Appurtenances:** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL
CITY SECRETARY

PLANNING AND ZONING CHAIRMAN
CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES
AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1



CASE NO.

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com



DATE: November 7, 2023

TO: Cameron Slown
825 Watters Creek Blvd.
Suite M300
Allen, Texas 75013

CC: Randall Noe
PO Box 818
Terrell, Texas 75160

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

SUBJECT: P2023-037: *Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2*

Cameron:

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 November 6, 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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.

City Council

On November 6, 2023, the City Council approved a motion to approve the Replat 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 filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

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

Sincerely,



Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department