



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 Sids Road**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **Sids Road between Mims Rd and Goliad Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **HC - Heavy Commercial District** CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **1.50** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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

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

<input type="checkbox"/> OWNER	Tri-Tex Construction, Inc.	<input type="checkbox"/> APPLICANT	Eagle Surveying, LLC
CONTACT PERSON	David Lindsay	CONTACT PERSON	Erick Nolasco
ADDRESS	797 N. Grove Road	ADDRESS	222 S. Elm Street, Suite 200
CITY, STATE & ZIP	Richardson, TX 75081	CITY, STATE & ZIP	Denton, TX 76201
PHONE	972-644-1410	PHONE	940-222-3009
E-MAIL	david@tri-tex.com	E-MAIL	erick@eaglesurveying.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION FROM OTTWELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023

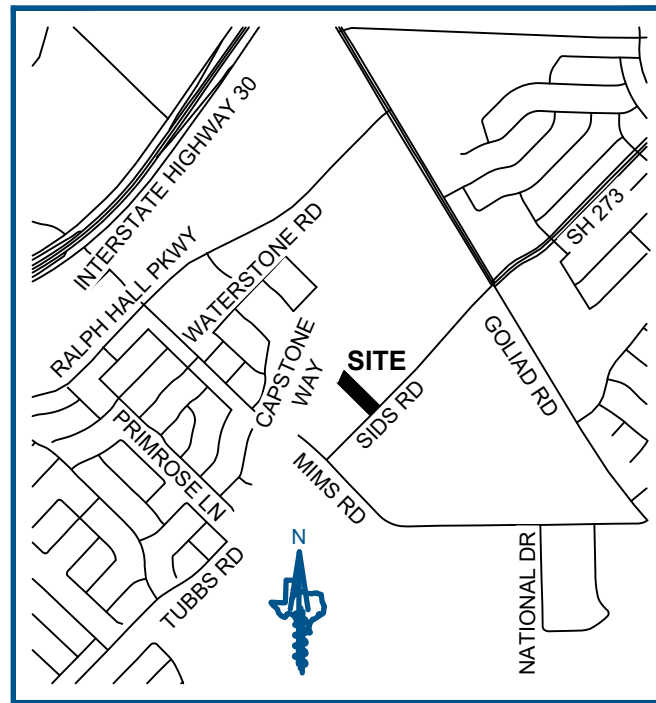
OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jerry Ottwell

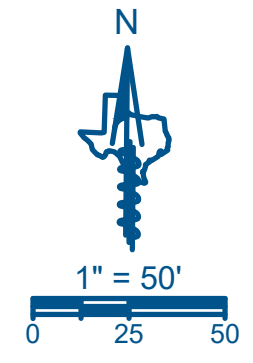
Notary Public, State of Texas
Comm. Expires 06-12-2025
Notary ID 129455150

MY COMMISSION EXPIRES 6-12-25

VICINITY MAP
(1" = 2,000')



LINE	BEARING	DISTANCE
L1	N 45°21'15" W	4.39'
L2	N 44°19'37" E	26.65'
L3	S 45°22'22" E	4.69'
L4	N 45°21'15" W	4.39'
L5	N 44°19'37" E	26.65'
L6	S 45°22'22" E	4.50'



GENERAL NOTES

- The purpose of this plat is to add easements to an existing lot of record for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The subject property is Zoned HC - Heavy Commercial District.

1/2" IRF
N:7015522.38
E:2598049.98

1/2" IRF

CALLLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

ZONE "AE"

NON-SHADED
ZONE "X"

APPROXIMATE
LOCATION OF FLOOD
LINE AS SCALED PER
FEMA MAP

**LOT 1
BLOCK A**

1.50 ACRES
65,382 SQ.FT.

CALLLED 4.99 ACRES
JS CUSTOM HOMES, LLC
DOC. NO. 20160000003436
O.P.R.R.C.T.

20' RCH W.S.C.
EASEMENT

POB
PK NAIL SET
N:7015163.48
E:2598413.58

LOT 2, BLOCK A
BROWN & BROWN SUBDIVISION
CAB. B, PG. 294

CALLLED 1.48 ACRES
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 5039, PG. 179
O.P.R.R.C.T.

CALLLED 1.50 ACRES
RODD HANNA'S AIR PERFORMANCE
HEATING AND AIR CONDITIONING, INC.
VOL. 1661, PG. 79
O.P.R.R.C.T.

CALLLED 1504 ACRES
TRI-TEX CONSTRUCTION, INC.
DOC. NO. 20220000026632
O.P.R.R.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.38'	30.03'	33°09'24"	N 28°23'33" W	17.14'
C2	76.70'	49.00'	89°40'52"	N 00°30'49" W	69.10'
C3	77.23'	49.00'	90°18'00"	N 89°28'37" E	69.48'
C4	16.92'	29.94'	32°22'41"	S 61°33'43" E	16.69'
C5	17.74'	30.00'	33°52'58"	N 62°17'44" W	17.48'
C6	39.13'	25.00'	89°40'52"	N 00°30'49" W	35.26'
C7	39.40'	25.00'	90°18'00"	N 89°28'37" E	35.45'
C8	17.35'	30.00'	33°07'43"	S 28°48'31" E	17.11'

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

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



Project	2305.042-05
Date	10/30/2023
Drafter	EN

LEGEND	
POB = POINT OF BEGINNING	= ELECTRIC METER
CIRS = CAPPED IRON ROD SET	= IRRIGATION CONTROL VALVE
CIRF = CAPPED IRON ROD FOUND	= WATER METER
DOC. NO. = DOCUMENT NUMBER	= STORM DRAIN MANHOLE
VOL. = VOLUME	(T) = TELECOMMUNICATIONS RISER
PG. = PAGE	= CABLE VAULT
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	= CABLE UTILITY MARK
FAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT	= BURIED CABLE SIGN
— = SUBJECT BOUNDARY	= SANITARY MANHOLE
- - - = ADJOINER BOUNDARY	= GUY WIRE
- - - - = EASEMENT	(D) = STORM DRAIN MANHOLE
- - - - - = POWER POLE	
- - - - - = GUY WIRE	
OHU = OVERHEAD UTILITIES	

**FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)**

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 30, 2023



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]:

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PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **1.50** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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

<input type="checkbox"/> OWNER	Tri-Tex Construction, Inc.	<input type="checkbox"/> APPLICANT	Eagle Surveying, LLC
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PHONE	972-644-1410	PHONE	940-222-3009
E-MAIL	david@tri-tex.com	E-MAIL	erick@eaglesurveying.com

NOTARY VERIFICATION [REQUIRED]

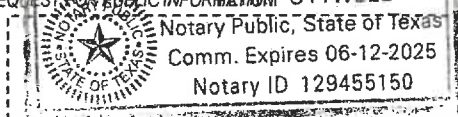
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION FROM OTT WELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023

OWNER'S SIGNATURE _____

David Lindsay
Jerry Ottwell



MY COMMISSION EXPIRES 6-12-25



P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

PD-54

C

HC

AG

SIDS RD

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.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS TRI-TEX CONSTRUCTION, INC. is the sole owner of a an 1.50 acre tract or parcel of land situated in the J.D. McFarland Survey, Abstract Number 145 in the City of Rockwall, Rockwall County, Texas, being a called 1.504 acre tract of land conveyed to Tri-Tex Construction, Inc. by Warranty Deed with Vendor's Lien of record in Document Number 20220000026632 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail set in the Northwest right-of-way line of Sids Road (variable width right-of-way) being the South corner of a called 1.50 acre tract of land conveyed to Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. by Warranty Deed with Vendor's Lien of record in Volume 1661, Page 79 of the Official Public Records of Rockwall County, Texas and the East corner of said 1.504 acre tract;

THENCE, S44°19'37"W, along the Northwest right-of-way line of said Sids Road, being the common Southeast line of said 1.504 acre tract, a distance of 134.66 feet to a PK nail set, being the East corner of a called 4.99 acre tract of land conveyed to JS Custom Homes, LLC by Warranty Deed with Vendor's Lien of record in Document Number 2016000003436 of the Official Public Records of Rockwall County, Texas and the South corner of said 1.504 acre tract;

THENCE, N45°21'15"W, along the Northeast line of said 4.99 acre tract, being the common Southwest line of said 1.504 acre tract, a distance of 460.75 feet to a 1/2" iron rod found in the Southeast line of a called 52.375 acre tract of land conveyed to Rockwall Hall Parkway Lots, L.P. by Special Warranty Deed of record in Volume 4126, Page 46 of the Official Public Records of Rockwall County, Texas, being the North corner of said 4.99 acre tract and the West corner of said 1.504 acre tract;

THENCE, N23°54'56"E, along the Southeast line of said 52.375 acre tract, being the common Northwest line of said 1.504 acre tract, a distance of 143.80 feet to a 1/2" iron rod found, being the West corner of said 1.50 acre tract and the North corner of said 1.504 acre tract;

THENCE, S45°22'22"E, along the Southwest line of said 1.50 acre tract, being the common Northeast line of said 1.504 acre tract, a distance of 510.90 feet to the **POINT OF BEGINNING**, containing 1.50 acres or 65,382 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: TRI-TEX CONSTRUCTION, INC.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **TRI-TEX CONSTRUCTION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

 Notary Public in and for the State of Texas My Commission Expires _____

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TRI-TEX ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

WITNESS OUR HANDS, this _____ day of _____, 2023.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 TRI-TEX ADDITION
 LOTS 1, BLOCK A
 1.50 ACRES (65,382 SQ.FT.)**

BEING ALL OF A CALLED 1.504 ACRE TRACT TO
 TRI-TEX CONSTRUCTION, INC. RECORDED IN
 DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T.
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE OF PREPARTION: OCTOBER 30, 2023

CASE NO.
 P_____
 PAGE 2 OF 2

Project	2305.042-05	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/10/2023	
Drafter	EN	

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

OWNER
 Tri-Tex Construction, Inc.
 Contact: David Lindsay
 797 N. Grove Road
 Richardson, TX 75081
 (972) 644-1410



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 28, 2023
APPLICANT: Erick Nolasco; *Eagle Surveying, LLC.*
CASE NUMBER: P2023-038; *Final Plat for Lot 1, Block A, Tri-Tex Addition*

SUMMARY

Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.50-acre parcel of land (*i.e. Tract 8-3 of the J.D. McFarland Survey, Abstract No. 145*) for the purpose of establishing the fire lane and utility easements necessary for the development of an office building on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 1, 2013, the City Council approved a zoning change [*i.e. Case No. Z2013-007; Ordinance No. 1307*] for the subject property, changing the zoning from an Agricultural (AG) District to a Heavy Commercial (HC) District. The subject property has remained zoned Heavy Commercial (HC) District since this change was approved. On August 15, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-024*] for a 5,600 SF office building on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 576 SF office building and a 960 SF storage warehouse that were constructed in 1985 currently situated 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 Final Plat 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 Final Plat for *Lot 1, Block A, Tri-Tex Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final 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.

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: P2023-038
PROJECT NAME: Lot 1, Block A, Tri-Tex Addition
SITE ADDRESS/LOCATIONS: 955 SIDS RD

CASE CAPTION: Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/17/2023	Approved w/ Comments

11/17/2023: P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 955 Sids Road.

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

M.3 For reference, include the case number (P2023-038) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
Tri-Tex Addition
Being one (1) lot
1.504-Acres Or 65,382 SF
Situated within the
J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

M.5 Please remove all building lines with the exception of the building line adjacent to Sids Road (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.6 Please label all existing and proposed easements indicating the type, purpose, and width of the easement (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

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

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

M.8 Provide the new Owner's Certificate of Dedication language contained in Chapter 38, Subdivisions, of the Municipal Code of Ordinances (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please provide the updated standard plat wording (see attached) (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide Surveyor seal on the final copy of the subdivision plat (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.13 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.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Commission Meeting: November 28, 2023

I.15 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved w/ Comments

- 11/14/2023: 1. Need to label the cross-section with the 100 year water surface elevation.
 2. Verify this is the floodplain. Floodplain must be within a drainage easement with an additional 20' outside of floodplain.
 3. Label min finished floor to be 2' above 100 year water surface.
 4. Fire lane and access only. Utility easement not needed.
 5. List easement filing information.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved

No Comments

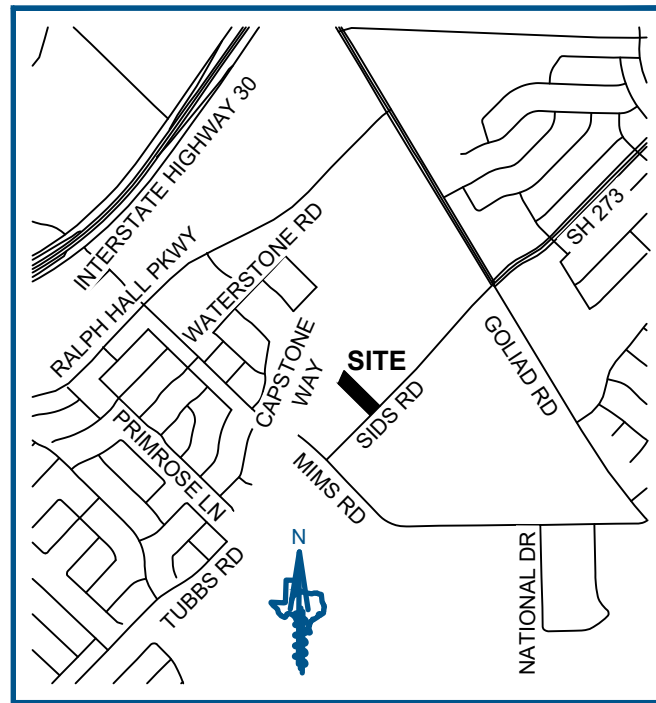
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/20/2023	Approved

No Comments

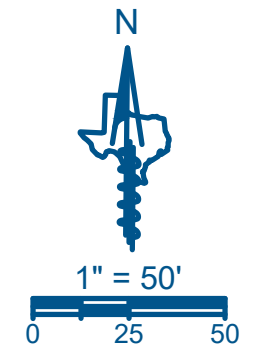
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved w/ Comments

No Comments

VICINITY MAP
(1" = 2,000')



LINE	BEARING	DISTANCE
L1	N 45°21'15" W	4.39'
L2	N 44°19'37" E	26.65'
L3	S 45°22'22" E	4.69'
L4	N 45°21'15" W	4.39'
L5	N 44°19'37" E	26.65'
L6	S 45°22'22" E	4.50'

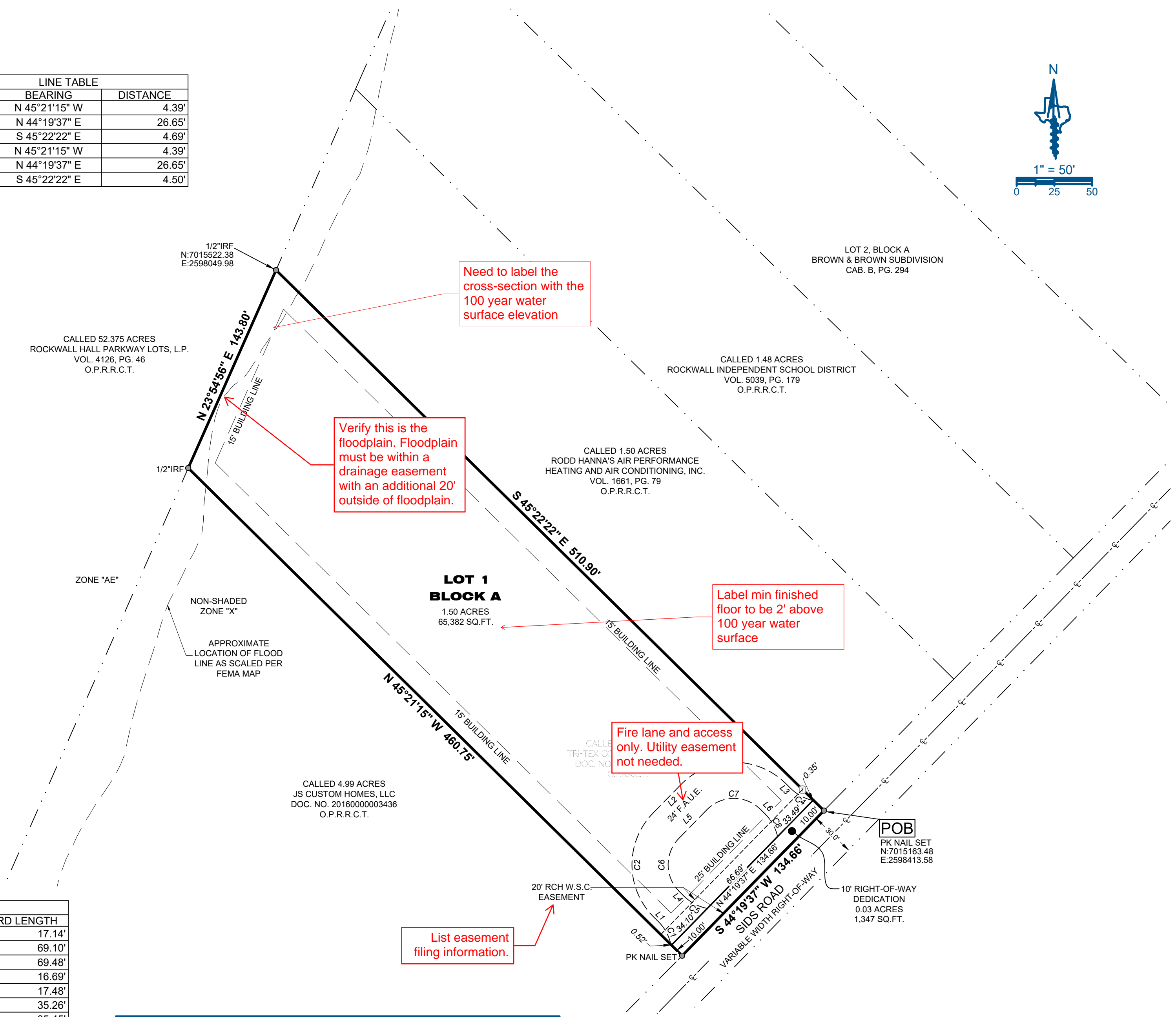


GENERAL NOTES

- The purpose of this plat is to add easements to an existing lot of record for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The subject property is Zoned HC - Heavy Commercial District.

1/2" IRF
N:7015522.38
E:2598049.98

CALLLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.



Need to label the cross-section with the 100 year water surface elevation

Verify this is the floodplain. Floodplain must be within a drainage easement with an additional 20' outside of floodplain.

Label min finished floor to be 2' above 100 year water surface

Fire lane and access only. Utility easement not needed.

List easement filing information.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.38'	30.03'	33°09'24"	N 28°23'33" W	17.14'
C2	76.70'	49.00'	89°40'52"	N 00°30'49" W	69.10'
C3	77.23'	49.00'	90°18'00"	N 89°28'37" E	69.48'
C4	16.92'	29.94'	32°22'41"	S 61°33'43" E	16.69'
C5	17.74'	30.00'	33°52'58"	N 62°17'44" W	17.48'
C6	39.13'	25.00'	89°40'52"	N 00°30'49" W	35.26'
C7	39.40'	25.00'	90°18'00"	N 89°28'37" E	35.45'
C8	17.35'	30.00'	33°07'43"	S 28°48'31" E	17.11'

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

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410

LEGEND	
POB = POINT OF BEGINNING	= ELECTRIC METER
CIRS = CAPPED IRON ROD SET	= IRRIGATION CONTROL VALVE
CIRF = CAPPED IRON ROD FOUND	= WATER METER
DOC. NO. = DOCUMENT NUMBER	= STORM DRAIN MANHOLE
VOL. = VOLUME	Ⓜ = TELECOMMUNICATIONS RISER
PG. = PAGE	= CABLE VAULT
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	= CABLE UTILITY MARK
FAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT	= BURIED CABLE SIGN
— = SUBJECT BOUNDARY	= SANITARY MANHOLE
- - - = ADJOINER BOUNDARY	= GUY WIRE
- - - - = EASEMENT	Ⓧ = STORM DRAIN MANHOLE
- - - - - = POWER POLE	
- - - - - = GUY WIRE	
OHU = OVERHEAD UTILITIES	

FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 2022000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 30, 2023

Project 2305.042-05	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 10/30/2023	
Drafter EN	



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 Sids Road**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **Sids Road between Mims Rd and Goliad Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **HC - Heavy Commercial District** CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **1.50** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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

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

<input type="checkbox"/> OWNER	Tri-Tex Construction, Inc.	<input type="checkbox"/> APPLICANT	Eagle Surveying, LLC
CONTACT PERSON	David Lindsay	CONTACT PERSON	Erick Nolasco
ADDRESS	797 N. Grove Road	ADDRESS	222 S. Elm Street, Suite 200
CITY, STATE & ZIP	Richardson, TX 75081	CITY, STATE & ZIP	Denton, TX 76201
PHONE	972-644-1410	PHONE	940-222-3009
E-MAIL	david@tri-tex.com	E-MAIL	erick@eaglesurveying.com

NOTARY VERIFICATION [REQUIRED]

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

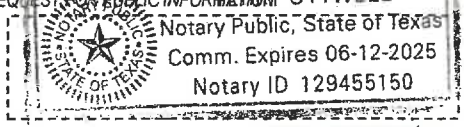
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION FROM OTTWELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023

OWNER'S SIGNATURE

David Lindsay
Jerry Ottwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-12-25



P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

PD-54

C

HC

AG

SIDS RD

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.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS TRI-TEX CONSTRUCTION, INC. is the sole owner of a an 1.50 acre tract or parcel of land situated in the J.D. McFarland Survey, Abstract Number 145 in the City of Rockwall, Rockwall County, Texas, being a called 1.504 acre tract of land conveyed to Tri-Tex Construction, Inc. by Warranty Deed with Vendor's Lien of record in Document Number 20220000026632 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail set in the Northwest right-of-way line of Sids Road (variable width right-of-way) being the South corner of a called 1.50 acre tract of land conveyed to Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. by Warranty Deed with Vendor's Lien of record in Volume 1661, Page 79 of the Official Public Records of Rockwall County, Texas and the East corner of said 1.504 acre tract;

THENCE, S44°19'37"W, along the Northwest right-of-way line of said Sids Road, being the common Southeast line of said 1.504 acre tract, a distance of 134.66 feet to a PK nail set, being the East corner of a called 4.99 acre tract of land conveyed to JS Custom Homes, LLC by Warranty Deed with Vendor's Lien of record in Document Number 2016000003436 of the Official Public Records of Rockwall County, Texas and the South corner of said 1.504 acre tract;

THENCE, N45°21'15"W, along the Northeast line of said 4.99 acre tract, being the common Southwest line of said 1.504 acre tract, a distance of 460.75 feet to a 1/2" iron rod found in the Southeast line of a called 52.375 acre tract of land conveyed to Rockwall Hall Parkway Lots, L.P. by Special Warranty Deed of record in Volume 4126, Page 46 of the Official Public Records of Rockwall County, Texas, being the North corner of said 4.99 acre tract and the West corner of said 1.504 acre tract;

THENCE, N23°54'56"E, along the Southeast line of said 52.375 acre tract, being the common Northwest line of said 1.504 acre tract, a distance of 143.80 feet to a 1/2" iron rod found, being the West corner of said 1.50 acre tract and the North corner of said 1.504 acre tract;

THENCE, S45°22'22"E, along the Southwest line of said 1.50 acre tract, being the common Northeast line of said 1.504 acre tract, a distance of 510.90 feet to the **POINT OF BEGINNING**, containing 1.50 acres or 65,382 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: TRI-TEX CONSTRUCTION, INC.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **TRI-TEX CONSTRUCTION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

 Notary Public in and for the State of Texas My Commission Expires _____

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

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

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TRI-TEX ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

WITNESS OUR HANDS, this _____ day of _____, 2023.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 TRI-TEX ADDITION
 LOTS 1, BLOCK A
 1.50 ACRES (65,382 SQ.FT.)**

BEING ALL OF A CALLED 1.504 ACRE TRACT TO
 TRI-TEX CONSTRUCTION, INC. RECORDED IN
 DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T.
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE OF PREPARTION: OCTOBER 30, 2023

CASE NO.

P _____

PAGE 2 OF 2

Project	2305.042-05	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/10/2023	
Drafter	EN	

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

OWNER
 Tri-Tex Construction, Inc.
 Contact: David Lindsay
 797 N. Grove Road
 Richardson, TX 75081
 (972) 644-1410



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: December 4, 2023
APPLICANT: Erick Nolasco; *Eagle Surveying, LLC.*
CASE NUMBER: P2023-038; *Final Plat for Lot 1, Block A, Tri-Tex Addition*

SUMMARY

Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.50-acre parcel of land (*i.e. Tract 8-3 of the J.D. McFarland Survey, Abstract No. 145*) for the purpose of establishing the fire lane and utility easements necessary for the development of an office building on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 1, 2013, the City Council approved a zoning change [*i.e. Case No. Z2013-007; Ordinance No. 1307*] for the subject property, changing the zoning from an Agricultural (AG) District to a Heavy Commercial (HC) District. The subject property has remained zoned Heavy Commercial (HC) District since this change was approved. On August 15, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-024*] for a 5,600 SF office building on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 576 SF office building and a 960 SF storage warehouse that were constructed in 1985 currently situated 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block A, Tri-Tex Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final 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 28, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
--	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 Sids Road**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **Sids Road between Mims Rd and Goliad Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **HC - Heavy Commercial District** CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **1.50** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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

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

<input type="checkbox"/> OWNER	Tri-Tex Construction, Inc.	<input type="checkbox"/> APPLICANT	Eagle Surveying, LLC
CONTACT PERSON	David Lindsay	CONTACT PERSON	Erick Nolasco
ADDRESS	797 N. Grove Road	ADDRESS	222 S. Elm Street, Suite 200
CITY, STATE & ZIP	Richardson, TX 75081	CITY, STATE & ZIP	Denton, TX 76201
PHONE	972-644-1410	PHONE	940-222-3009
E-MAIL	david@tri-tex.com	E-MAIL	erick@eaglesurveying.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION." OTTWELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023

OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jerry Ottwell

Notary Public, State of Texas
Comm. Expires 06-12-2025
Notary ID 129455150

MY COMMISSION EXPIRES 6-12-25



P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

PD-54

C

HC

AG

SIDS RD

Case Location Map = 



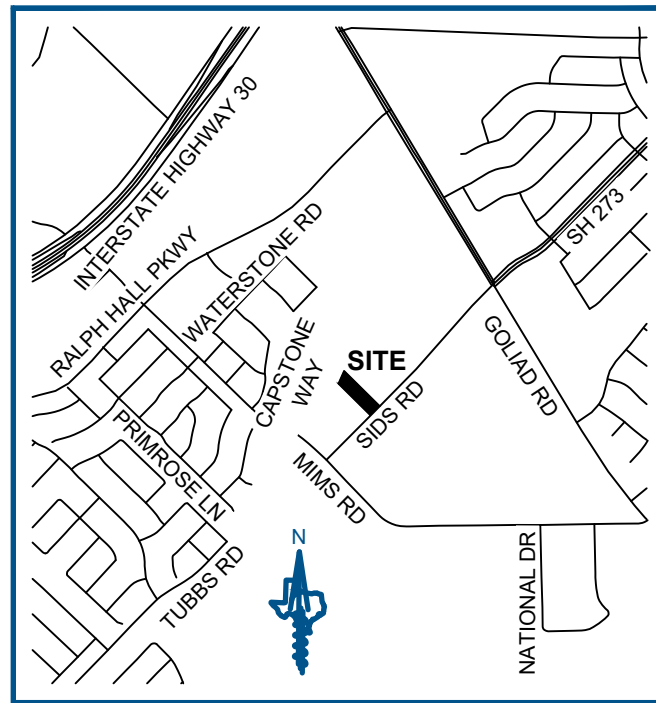
City of Rockwall

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

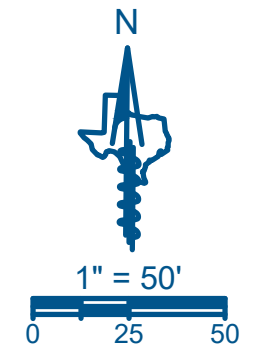
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



VICINITY MAP
(1" = 2,000')



LINE	BEARING	DISTANCE
L1	N 45°21'15" W	4.39'
L2	N 44°19'37" E	26.65'
L3	S 45°22'22" E	4.69'
L4	N 45°21'15" W	4.39'
L5	N 44°19'37" E	26.65'
L6	S 45°22'22" E	4.50'



GENERAL NOTES

- The purpose of this plat is to add easements to an existing lot of record for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The subject property is Zoned HC - Heavy Commercial District.

1/2" IRF
N:7015522.38
E:2598049.98

CALLLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
O.P.R.R.C.T.

ZONE "AE"

NON-SHADED
ZONE "X"

APPROXIMATE
LOCATION OF FLOOD
LINE AS SCALED PER
FEMA MAP

**LOT 1
BLOCK A**
1.50 ACRES
65,382 SQ.FT.

LOT 2, BLOCK A
BROWN & BROWN SUBDIVISION
CAB. B, PG. 294

CALLLED 1.48 ACRES
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 5039, PG. 179
O.P.R.R.C.T.

CALLLED 1.50 ACRES
RODD HANNA'S AIR PERFORMANCE
HEATING AND AIR CONDITIONING, INC.
VOL. 1661, PG. 79
O.P.R.R.C.T.

CALLLED 4.99 ACRES
JS CUSTOM HOMES, LLC
DOC. NO. 20160000003436
O.P.R.R.C.T.

CALLLED 1504 ACRES
TRI-TEX CONSTRUCTION, INC.
DOC. NO. 20220000026632
O.P.R.R.C.T.

POB
PK NAIL SET
N:7015163.48
E:2598413.58

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.38'	30.03'	33°09'24"	N 28°23'33" W	17.14'
C2	76.70'	49.00'	89°40'52"	N 00°30'49" W	69.10'
C3	77.23'	49.00'	90°18'00"	N 89°28'37" E	69.48'
C4	16.92'	29.94'	32°22'41"	S 61°33'43" E	16.69'
C5	17.74'	30.00'	33°52'58"	N 62°17'44" W	17.48'
C6	39.13'	25.00'	89°40'52"	N 00°30'49" W	35.26'
C7	39.40'	25.00'	90°18'00"	N 89°28'37" E	35.45'
C8	17.35'	30.00'	33°07'43"	S 28°48'31" E	17.11'

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

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project	2305.042-05
Date	10/30/2023
Drafter	EN



LEGEND	
POB = POINT OF BEGINNING	= ELECTRIC METER
CIRS = CAPPED IRON ROD SET	= IRRIGATION CONTROL VALVE
CIRF = CAPPED IRON ROD FOUND	= WATER METER
DOC. NO. = DOCUMENT NUMBER	= STORM DRAIN MANHOLE
VOL. = VOLUME	Ⓜ = TELECOMMUNICATIONS RISER
PG. = PAGE	= CABLE VAULT
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	= CABLE UTILITY MARK
FAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT	= BURIED CABLE SIGN
— = SUBJECT BOUNDARY	= SANITARY MANHOLE
- - - = ADJOINER BOUNDARY	Ⓧ = STORM DRAIN MANHOLE
- - - - = EASEMENT	
— — — — = POWER POLE	
- - - - - = GUY WIRE	
OHU = OVERHEAD UTILITIES	

**FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)**

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 30, 2023



DATE: February 9, 2024

TO: Erick Nolasco
222.S. Elm Street, Suite 200
Denton, TX 76201

CC: David Lindsay
797 N. Grove Road
Richardson, TX 75081

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

SUBJECT: P2023-038; *Final Plat for Lot 1, Block A, Tri-Tex Addition*

Mr. Nolasco:

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 December 4, 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 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 28, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.

City Council

On December 4, 2023, the City Council approved a motion to approve the Final Plat by a vote of 5-0, with Council Members Campbell and Moeller absent.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

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