



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
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- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1830 I-30 Frontage Road, Rockwall, TX 75087

SUBDIVISION Current - DBK Addition Lot 2; Proposed Pro Soap Addition LOT 1 BLOCK 1

GENERAL LOCATION E I-30 Frontage Road approximatly 1/2 mile east of the intersection of I-30 and John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE _____

PROPOSED ZONING LI PROPOSED USE _____

ACREAGE 3.964 LOTS [CURRENT] 2 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]

OWNER Scott Self & Janet Self APPLICANT Billy Self

CONTACT PERSON CONTACT PERSON Surveyor - Jacob Holmes jh@cesinbox.com

ADDRESS 319 Harborview Drive ADDRESS 321 Harborview Drive

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE 214-543-8332 PHONE 214-769-3774

E-MAIL Janrself@gmail.com E-MAIL billy@warehouse-pro.com

NOTARY VERIFICATION [REQUIRED]

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

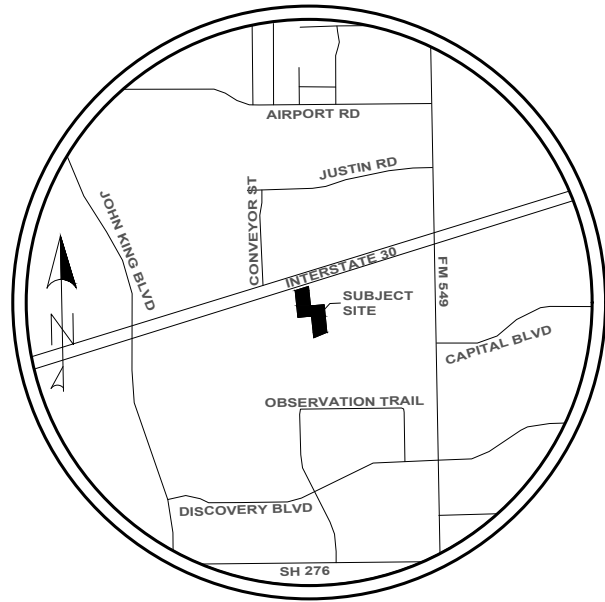
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF July, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

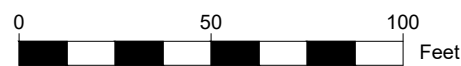
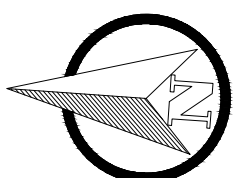




VICINITY MAP
NOT TO SCALE

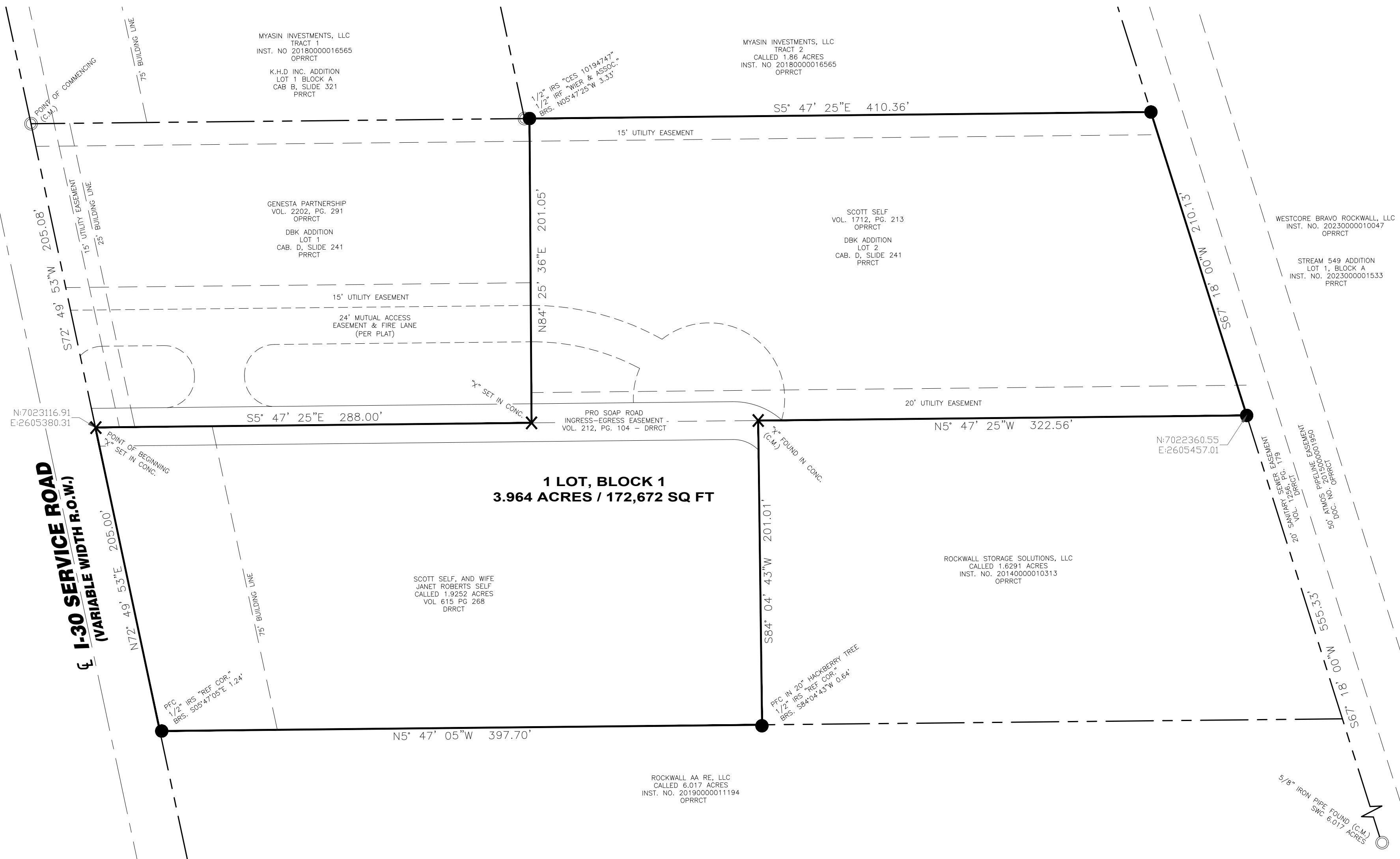
LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747"
- ✕ "X" IN CONCRETE
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT



GENERAL NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. IT SHALL BE THE POLICY OF THE CITY 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 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 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.
3. 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. 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. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE OWNER.
6. THE BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL (4202), NORTH AMERICAN DATUM OF 1983 (2011).
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.



1 LOT, BLOCK 1
3.964 ACRES / 172,672 SQ FT

FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION

BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

<p>CORNERSTONE - ENGINEERING & SURVEYING SURVEY FIRM NO. 10194747 ENG FIRM NO. 24969 P.O. BOX 1439 MANSFIELD, TX 76063 OFFICE (817)940-6027</p>	
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DATE PREPARED: 7/5/2024

SHEET 1 OF 2

**OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS SCOTT SELF AND JANET SELF are the owners of a called 1.9252 acre tract described in a deed to Scott Self and wife, Janet Roberts Self, recorded in Volume 615, Page 268 of the Deed Records of Rockwall County, Texas, and Lot 2 of the DBK ADDITION, an addition to the City of Rockwall, Texas as it appears upon the plat recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being the same tract described in a deed to Scott Self, recorded in Volume 1712, Page 213 of the Official Public Records of Rockwall County, Texas, situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the south line of I-30 for the northeast corner of Lot 1 of said DBK ADDITION, same being the northwest corner of Lot 1, Block A of the K.H.D. INC ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Cabinet B, Slide 321 of said Plat Records of Rockwall County, Texas; then run South 72°49'53" West, along said south line of I-30 common with the north line of said Lot 1, DBK ADDITION, 250.08 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, DBK ADDITION, the northeast corner of said 1.9252 acre tract, and the northeast corner and place of BEGINNING of the tract herein described;

THENCE South 5°47'25" East, along the east line of said 1.9252 acre tract, common with the west line of said Lot 1, DBK ADDITION, 288.00 feet to an "X" cut in concrete set for the southwest corner of said Lot 1, DBK ADDITION, same being the northwest corner of said Lot 2, DBK ADDITION;

THENCE North 84°25'36" East, along the common line of said Lot 1 and Lot 2, DBK ADDITION, 201.05 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common east corner of same, in the west line of a called 1.86 acres, described as Tract 2 in a deed to Myasin Investments, LLC., recorded in Instrument No. 2018000016565 of said Official Public Records of Rockwall County, Texas, whence a 1/2" iron rebar found with a cap stamped "WIER & ASSOC." for the northwest corner of said Tract 2, common with the southwest corner of said Lot 1, Block A, K.H.D. INC ADDITION bears North 5°47'25" West, 3.33 feet;

THENCE South 5°47'25" East, along the east line of Lot 2, DBK ADDITION common with the west line of said Tract 2, a distance of 410.36 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common south corner of same, in the north line of Lot 1, Block A of the STREAM 549 ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Instrument No. 202300001533 of the Plat Records of Rockwall County, Texas;

THENCE South 67°18'00" West, along the south line of said Lot 2, DBK ADDITION common with the north line of said Lot 1, Block A, STREAM 549 ADDITION, 210.13 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the southwest corner of said Lot 2, DBK ADDITION, same being the southeast corner of a called 1.6291 acre tract described in a deed to Rockwall Storage Solutions, LLC., recorded in Instrument No. 2014000010313 of said Official Public Records of Rockwall County, Texas, whence a 5/8" iron pipe found for the southwest corner of a called 6.017 acre tract, described in a deed to Rockwall AA RE, LLC., recorded in Instrument No. 2019000011194 of said Official Public Records of Rockwall County, Texas, bears South 67°18'00" West, 555.33 feet;

THENCE North 5°47'25" West, along the west line of said Lot 2, DBK ADDITION common with the east line of said 1.6291 acre tract, 322.56 feet to an "X" cut in concrete found for the southeast corner of said 1.9252 acre tract, same being the northeast corner of said 1.6291 acre tract;

THENCE South 84°04'43" West, along the south line of said 1.9252 acre tract common with the north line of said 1.6291 acre tract, 201.01 feet to a point in a 20 inch Hackberry Tree for the common west corner of same, and in the east line of said 6.017 acre tract, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 84°04'43" West, 0.64 feet;

THENCE North 5°47'05" West, along the west line of said 1.9252 acre tract common with the east line of said 6.017 acre tract, 397.70 feet to a point for the common north corner of same in said south line of I-30, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 5°47'05" East, 1.24 feet;

THENCE North 72°49'53" East, along said south line of I-30 common with the north line of said 1.9252 acre tract, 205.00 feet to the place of BEGINNING and containing 3.964 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were found and/or properly placed under supervision.

Dated this the ____ day of _____, 2024



PRELIMINARY FOR REVIEW ONLY 7-5-24

Jacob N. Holmes
Texas Registered Professional Land Surveyor # 6482

**OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT SELF and JANET SELF, the undersigned owner of the land shown on this plat, and designated herein as PRO SOAP ADDITION, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PRO SOAP ADDITION, have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We 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 Subdivision 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.

SCOTT SELF AND JANET SELF

Witness our hands on ____ day of _____, 2024.

By: Scott Self

By: Janet Self

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared Scott Self, known to me to be there 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 MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

State of Texas

County of _____

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

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My commission expires _____

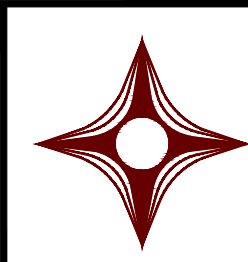
**SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
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P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
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DATE PREPARED: 7/5/2024

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LOT 1, BLOCK 1
PRO SOAP ADDITION**

**BEING A REPLAT OF
LOT 2 OF THE
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BEING
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SITUATED IN THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**CORNERSTONE - ENGINEERING &
SURVEYING**
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of PRO SOAP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2024.

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 the ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

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OWNER Scott Self & Janet Self APPLICANT Billy Self

CONTACT PERSON CONTACT PERSON Surveyor - Jacob Holmes jh@cesinbox.com

ADDRESS 319 Harborview Drive ADDRESS 321 Harborview Drive

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE 214-543-8332 PHONE 214-769-3774

E-MAIL Janrself@gmail.com E-MAIL billy@warehouse-pro.com

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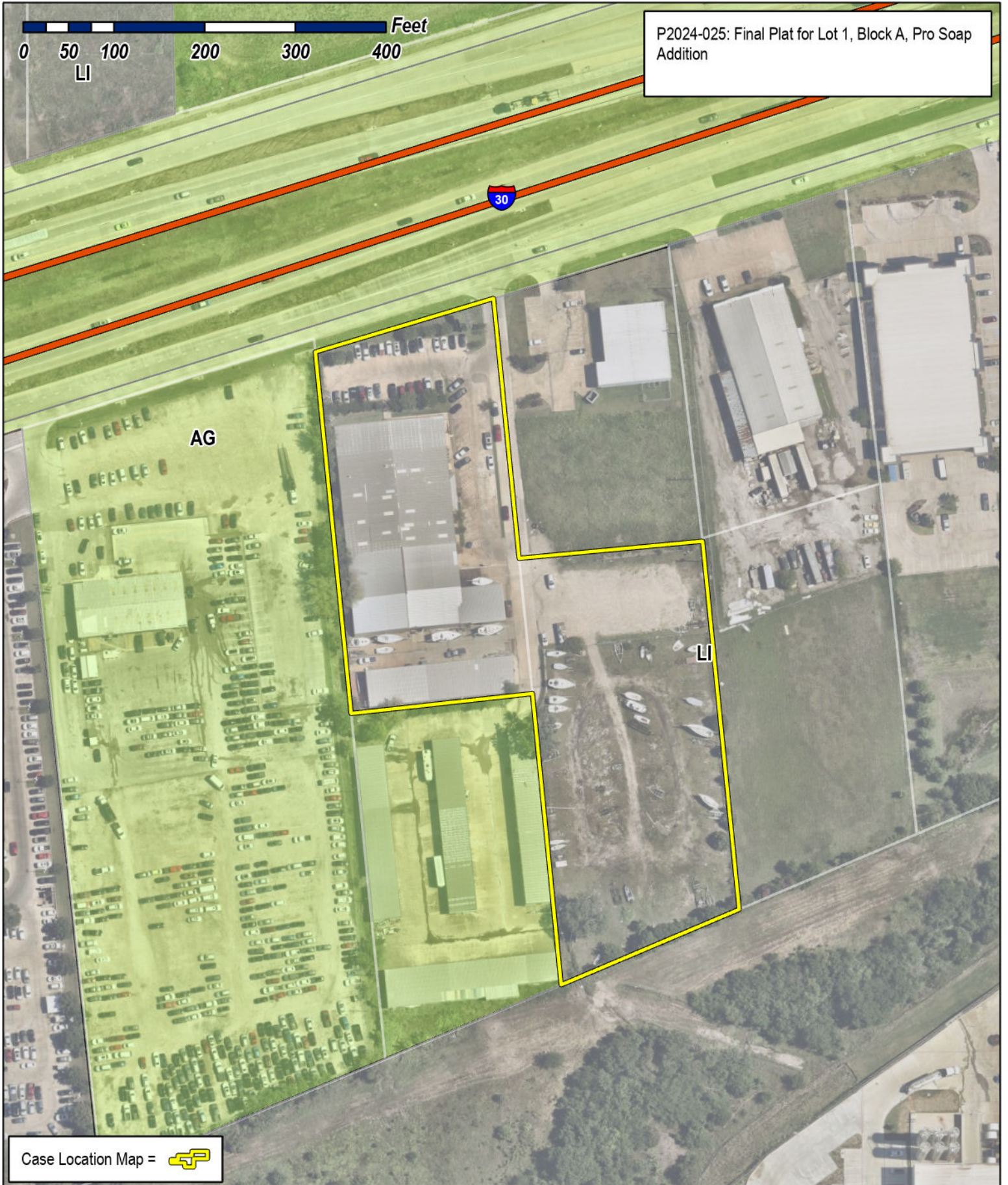
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-025: Final Plat for Lot 1, Block A, Pro Soap Addition



Case Location Map = 

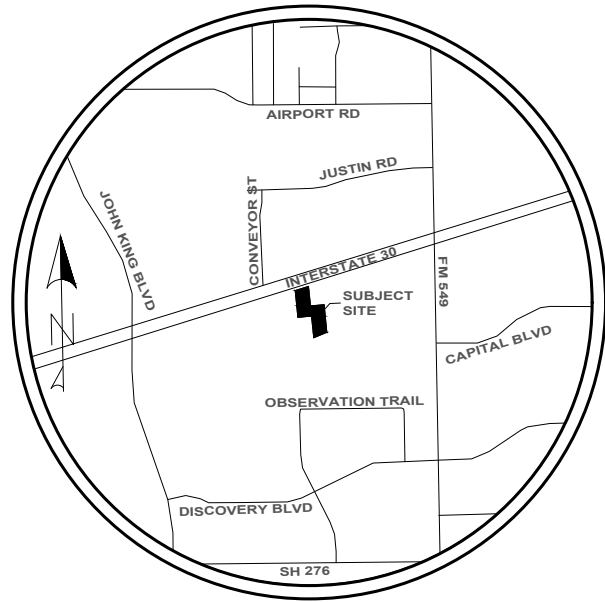


City of Rockwall

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

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

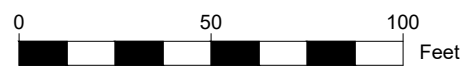
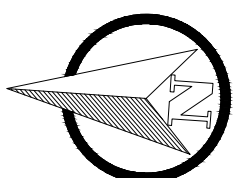




VICINITY MAP
NOT TO SCALE

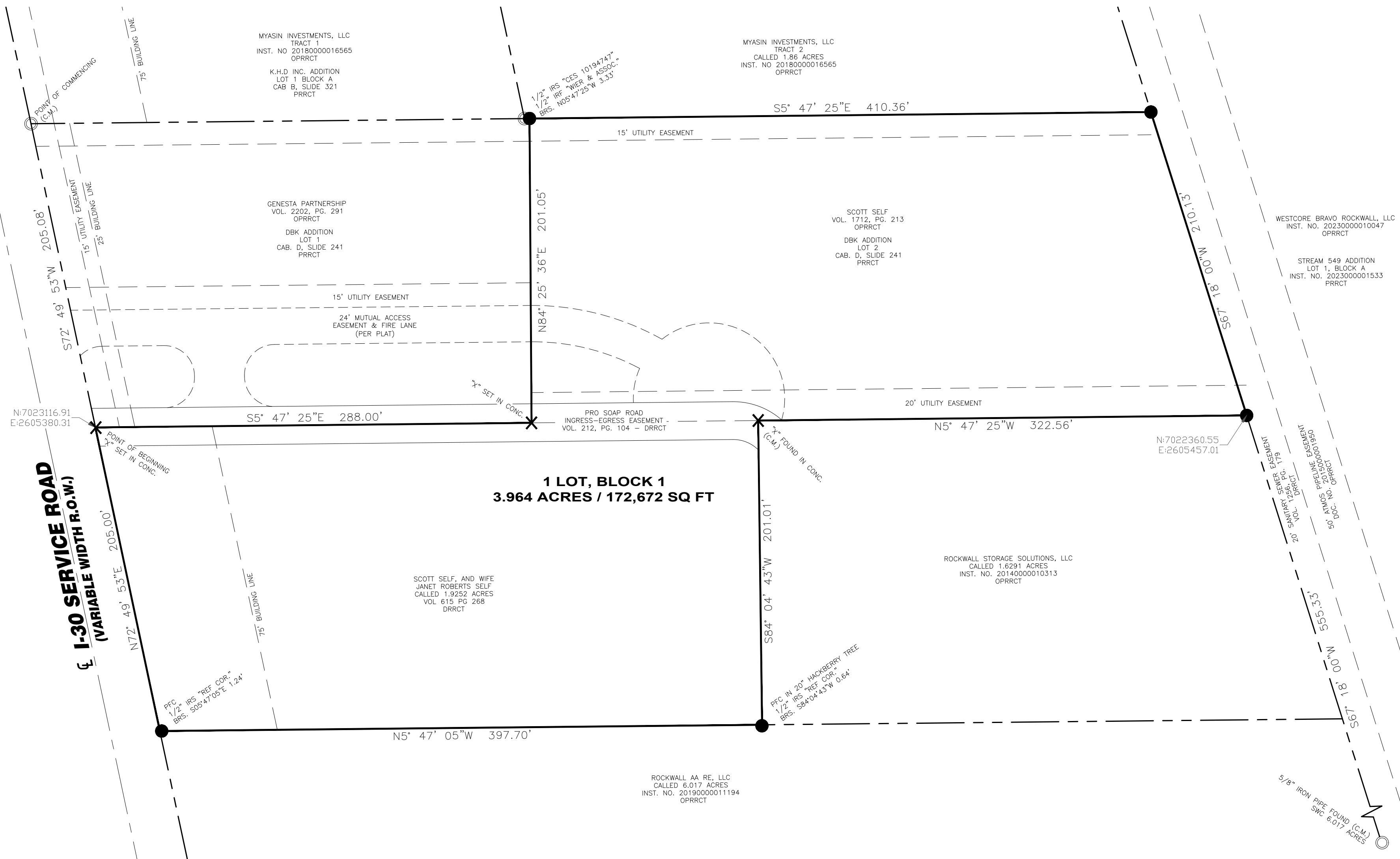
LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747"
- ✕ "X" IN CONCRETE
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT



GENERAL NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
- IT SHALL BE THE POLICY OF THE CITY 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 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 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.
- 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.
- 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.
- ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE OWNER.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.



1 LOT, BLOCK 1
3.964 ACRES / 172,672 SQ FT

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

DATE PREPARED: 7/5/2024

FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION

BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORNERSTONE - ENGINEERING & SURVEYING
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O. BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



**OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS SCOTT SELF AND JANET SELF are the owners of a called 1.9252 acre tract described in a deed to Scott Self and wife, Janet Roberts Self, recorded in Volume 615, Page 268 of the Deed Records of Rockwall County, Texas, and Lot 2 of the DBK ADDITION, an addition to the City of Rockwall, Texas as it appears upon the plat recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being the same tract described in a deed to Scott Self, recorded in Volume 1712, Page 213 of the Official Public Records of Rockwall County, Texas, situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the south line of I-30 for the northeast corner of Lot 1 of said DBK ADDITION, same being the northwest corner of Lot 1, Block A of the K.H.D. INC ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Cabinet B, Slide 321 of said Plat Records of Rockwall County, Texas; then run South 72°49'53" West, along said south line of I-30 common with the north line of said Lot 1, DBK ADDITION, 250.08 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, DBK ADDITION, the northeast corner of said 1.9252 acre tract, and the northeast corner and place of BEGINNING of the tract herein described;

THENCE South 5°47'25" East, along the east line of said 1.9252 acre tract, common with the west line of said Lot 1, DBK ADDITION, 288.00 feet to an "X" cut in concrete set for the southwest corner of said Lot 1, DBK ADDITION, same being the northwest corner of said Lot 2, DBK ADDITION;

THENCE North 84°25'36" East, along the common line of said Lot 1 and Lot 2, DBK ADDITION, 201.05 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common east corner of same, in the west line of a called 1.86 acres, described as Tract 2 in a deed to Myasin Investments, LLC., recorded in Instrument No. 2018000016565 of said Official Public Records of Rockwall County, Texas, whence a 1/2" iron rebar found with a cap stamped "WIER & ASSOC." for the northwest corner of said Tract 2, common with the southwest corner of said Lot 1, Block A, K.H.D. INC ADDITION bears North 5°47'25" West, 3.33 feet;

THENCE South 5°47'25" East, along the east line of Lot 2, DBK ADDITION common with the west line of said Tract 2, a distance of 410.36 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common south corner of same, in the north line of Lot 1, Block A of the STREAM 549 ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Instrument No. 202300001533 of the Plat Records of Rockwall County, Texas;

THENCE South 67°18'00" West, along the south line of said Lot 2, DBK ADDITION common with the north line of said Lot 1, Block A, STREAM 549 ADDITION, 210.13 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the southwest corner of said Lot 2, DBK ADDITION, same being the southeast corner of a called 1.6291 acre tract described in a deed to Rockwall Storage Solutions, LLC., recorded in Instrument No. 2014000010313 of said Official Public Records of Rockwall County, Texas, whence a 5/8" iron pipe found for the southwest corner of a called 6.017 acre tract, described in a deed to Rockwall AA RE, LLC., recorded in Instrument No. 2019000011194 of said Official Public Records of Rockwall County, Texas, bears South 67°18'00" West, 555.33 feet;

THENCE North 5°47'25" West, along the west line of said Lot 2, DBK ADDITION common with the east line of said 1.6291 acre tract, 322.56 feet to an "X" cut in concrete found for the southeast corner of said 1.9252 acre tract, same being the northeast corner of said 1.6291 acre tract;

THENCE South 84°04'43" West, along the south line of said 1.9252 acre tract common with the north line of said 1.6291 acre tract, 201.01 feet to a point in a 20 inch Hackberry Tree for the common west corner of same, and in the east line of said 6.017 acre tract, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 84°04'43" West, 0.64 feet;

THENCE North 5°47'05" West, along the west line of said 1.9252 acre tract common with the east line of said 6.017 acre tract, 397.70 feet to a point for the common north corner of same in said south line of I-30, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 5°47'05" East, 1.24 feet;

THENCE North 72°49'53" East, along said south line of I-30 common with the north line of said 1.9252 acre tract, 205.00 feet to the place of BEGINNING and containing 3.964 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were found and/or properly placed under supervision.

Dated this the ____ day of _____, 2024



PRELIMINARY FOR REVIEW ONLY 7-5-24

Jacob N. Holmes
Texas Registered Professional Land Surveyor # 6482

**OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT SELF and JANET SELF, the undersigned owner of the land shown on this plat, and designated herein as PRO SOAP ADDITION, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PRO SOAP ADDITION, have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We 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 Subdivision 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.

SCOTT SELF AND JANET SELF

Witness our hands on ____ day of _____, 2024.

By: Scott Self

By: Janet Self

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared Scott Self, known to me to be there 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 MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

State of Texas

County of _____

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

GIVEN MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

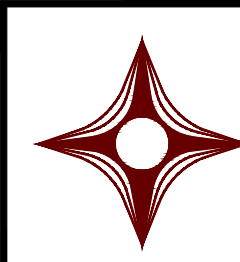
**SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING &
SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087**

DATE PREPARED: 7/5/2024

**FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION**

**BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**CORNERSTONE - ENGINEERING &
SURVEYING**
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of PRO SOAP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2024.

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 the ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 29, 2024
APPLICANT: Billy Self
CASE NUMBER: P2024-025; *Final Plat for Lot 1, Block A, Pro Soap Addition*

SUMMARY

Consider a request by Billy Self on behalf of Janet Self for the approval of a Final Plat for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 3.964-acre tract of land (*i.e. Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Pro Soap Addition*) on the subject property.
- Background. The subject property was annexed into the City of Rockwall on December 3, 1985 by *Ordinance No. 85-69 [i.e. Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District on February 4, 1991 by *Ordinance No. 91-08*. In 1994, the Board of Adjustments granted a variance to allow the construction of a 14-unit storage building on the subject property. On February 17, 2014, the City Council approved a site plan (*i.e. Case No. SP2014-002*) to allow the development of a 19,500 SF distribution center on the subject property; however, this structure was never constructed.
- 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.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, Pro Soap 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: 10/24/2024

PROJECT NUMBER: P2024-025
PROJECT NAME: Replat for Lot 2 of DBK Addition
SITE ADDRESS/LOCATIONS: 1830 E INTERSTATE 30

CASE CAPTION: Consider a request by Billy Self on behalf of Janet Self for the approval of a Final Plat for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/24/2024	Approved w/ Comments

10/24/2024: P2024-025: Final Plat for Lot 1, Block A, Pro Soap 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, Pro Soap Addition being a 3.964-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30.

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 (P2024-025) 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
PRO SOAP ADDITION
BEING
ONE (1) LOT
3.964-ACRES OR 172,672 SF
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please correctly label the building line adjacent to IH-30 (i.e. 25-foot BL as opposed to 75-foot BL). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

M.7 Please label the right-of-way width and street centerline for the street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.11 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.12 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:

I.13 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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	07/24/2024	Approved w/ Comments

- 07/24/2024: 1. Subdivision name.
 2. Existing easement so label the recording information.
 3. All easements need to show bearing and distance information.
 4. Show and label the proposed detention pond easement. List the 100yr WSEL of the pond.
 5. Existing easement so label the recording information.
 6. Remove all site features from plat. Show as an easement line type.
 7. Utility easement needed for water meter.
 8. Label width of easement.
 9. Call out legal Description of adjacent properties.
 10. Verify there is not an easement along frontage. If there is not an existing easement, 10' utility easement required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	Approved

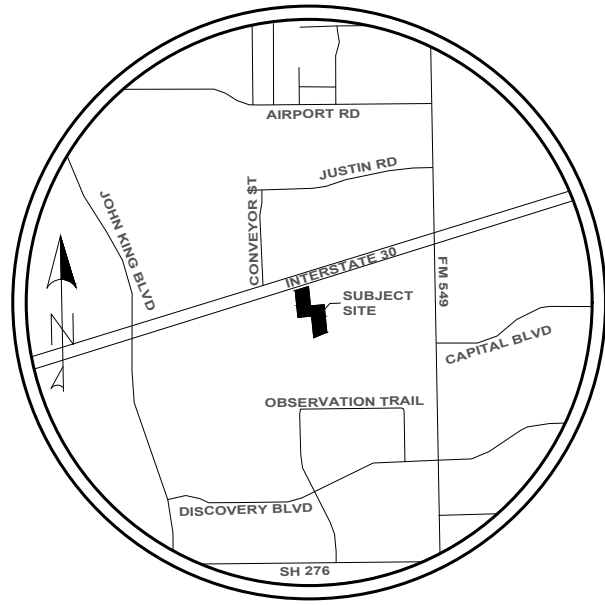
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/15/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/22/2024	Approved

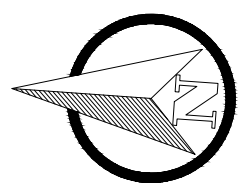
No Comments



VICINITY MAP
NOT TO SCALE

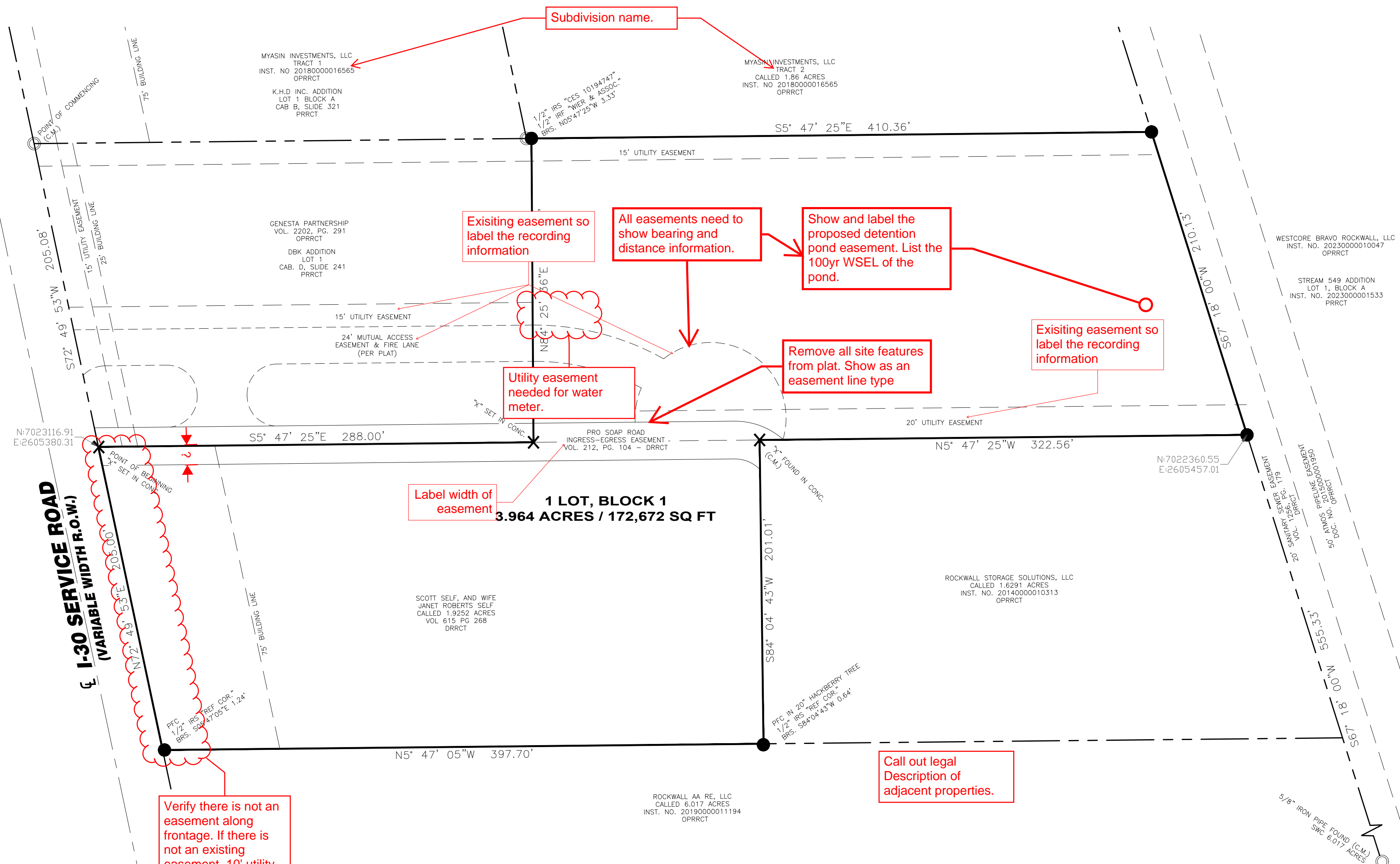
LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747"
- ✕ "X" IN CONCRETE
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT



GENERAL NOTES

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3. 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. 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. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE OWNER.
6. THE BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL (4202), NORTH AMERICAN DATUM OF 1983 (2011).
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.



Verify there is not an easement along frontage. If there is not an existing easement, 10' utility easement required.

Label width of easement

Existing easement so label the recording information

All easements need to show bearing and distance information.

Show and label the proposed detention pond easement. List the 100yr WSEL of the pond.

Remove all site features from plat. Show as an easement line type

Existing easement so label the recording information

Call out legal Description of adjacent properties.

FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION

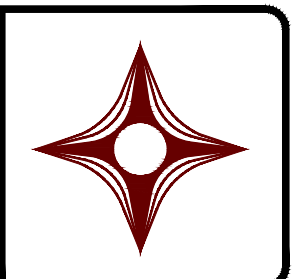
BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT

3.964 ACRES / 172,672 SQ FT

SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

CORNERSTONE - ENGINEERING & SURVEYING
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O. BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



DATE PREPARED: 7/5/2024



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1830 I-30 Frontage Road, Rockwall, TX 75087

SUBDIVISION Current - DBK Addition Lot 2; Proposed Pro Soap Addition LOT 1 BLOCK 1

GENERAL LOCATION E I-30 Frontage Road approximatly 1/2 mile east of the intersection of I-30 and John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE _____

PROPOSED ZONING LI PROPOSED USE _____

ACREAGE 3.964 LOTS [CURRENT] 2 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]

OWNER Scott Self & Janet Self APPLICANT Billy Self

CONTACT PERSON CONTACT PERSON Surveyor - Jacob Holmes jh@cesinbox.com

ADDRESS 319 Harborview Drive ADDRESS 321 Harborview Drive

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE 214-543-8332 PHONE 214-769-3774

E-MAIL Janrself@gmail.com E-MAIL billy@warehouse-pro.com

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF July, 2024

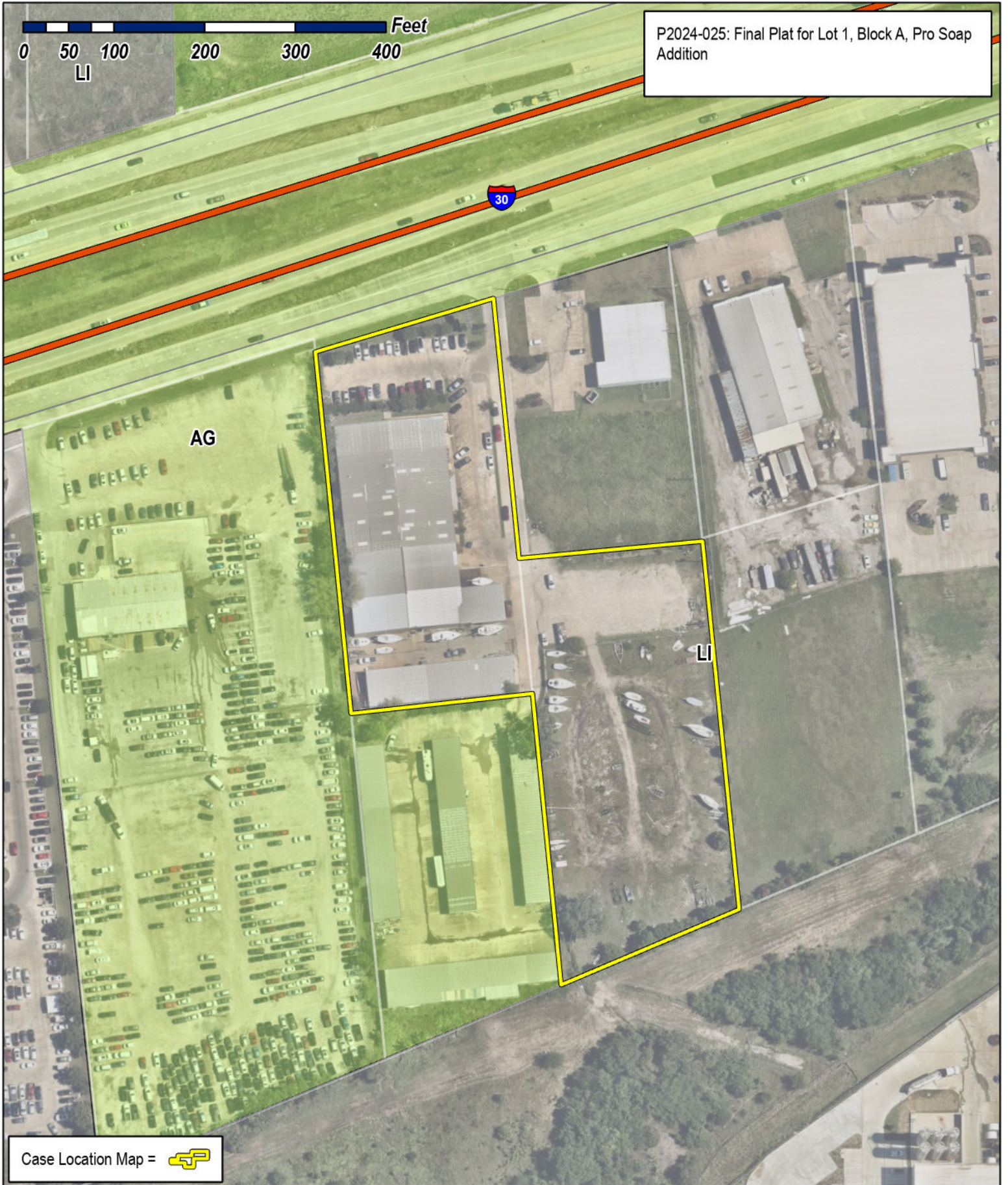
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-025: Final Plat for Lot 1, Block A, Pro Soap Addition



Case Location Map = 

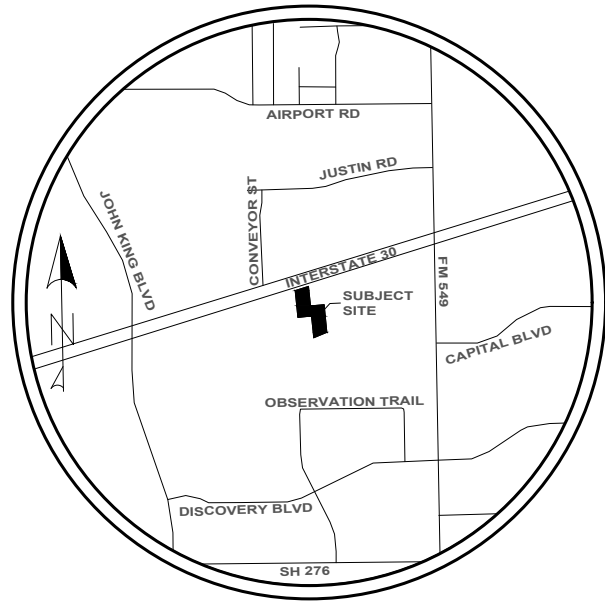


City of Rockwall

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

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

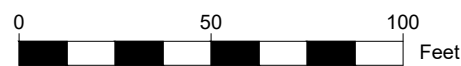
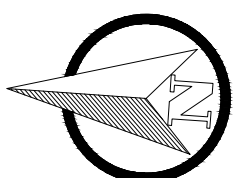




VICINITY MAP
NOT TO SCALE

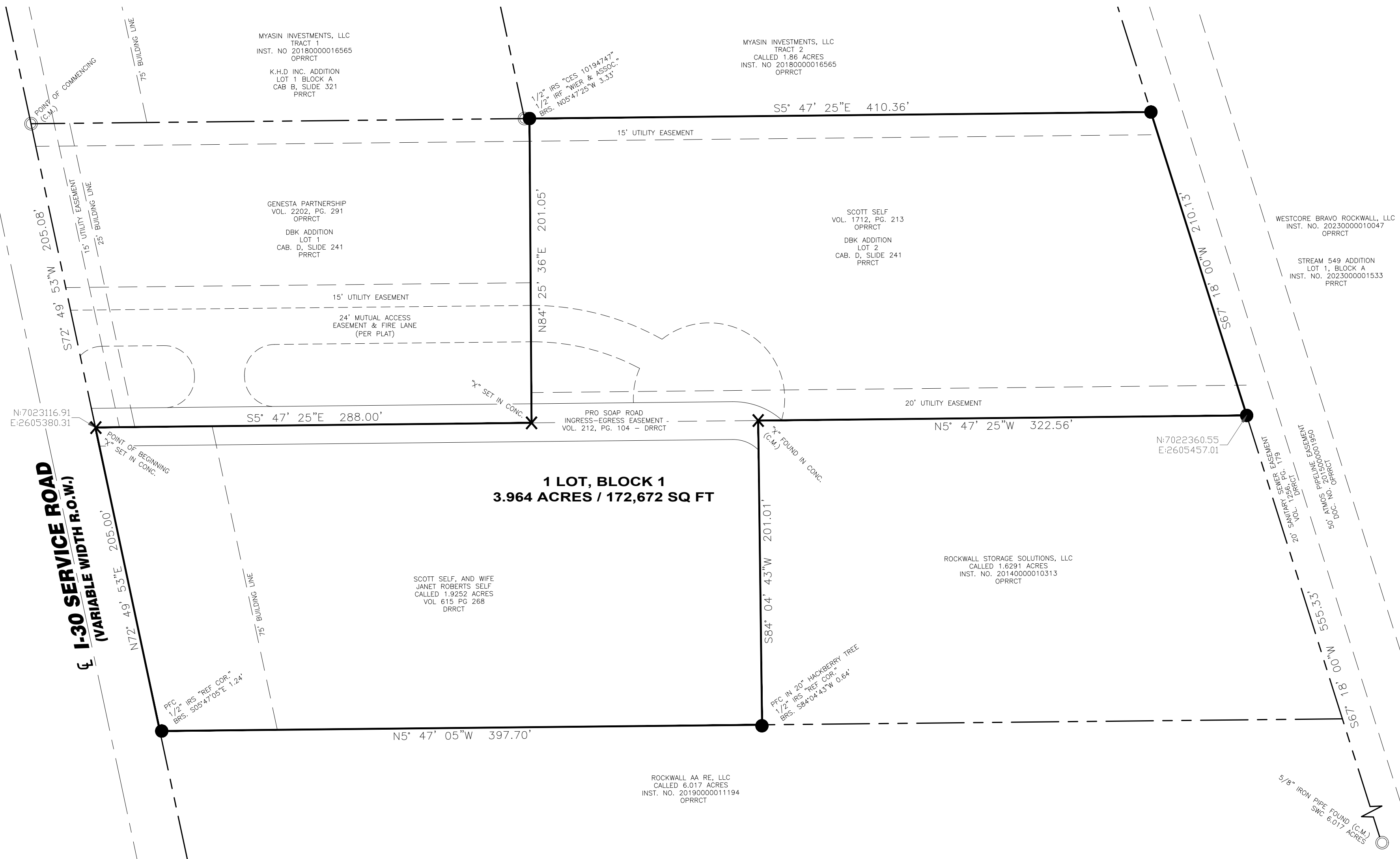
LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747"
- ✕ "X" IN CONCRETE
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT



GENERAL NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. IT SHALL BE THE POLICY OF THE CITY 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 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 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.
3. 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. 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.
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7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.



SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION
BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>CORNERSTONE - ENGINEERING & SURVEYING SURVEY FIRM NO. 10194747 ENG FIRM NO. 24969 P.O. BOX 1439 MANSFIELD, TX 76063 OFFICE (817)940-6027</p>	
---	--

DATE PREPARED: 7/5/2024

**OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS SCOTT SELF AND JANET SELF are the owners of a called 1.9252 acre tract described in a deed to Scott Self and wife, Janet Roberts Self, recorded in Volume 615, Page 268 of the Deed Records of Rockwall County, Texas, and Lot 2 of the DBK ADDITION, an addition to the City of Rockwall, Texas as it appears upon the plat recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being the same tract described in a deed to Scott Self, recorded in Volume 1712, Page 213 of the Official Public Records of Rockwall County, Texas, situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the south line of I-30 for the northeast corner of Lot 1 of said DBK ADDITION, same being the northwest corner of Lot 1, Block A of the K.H.D. INC ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Cabinet B, Slide 321 of said Plat Records of Rockwall County, Texas; then run South 72°49'53" West, along said south line of I-30 common with the north line of said Lot 1, DBK ADDITION, 250.08 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, DBK ADDITION, the northeast corner of said 1.9252 acre tract, and the northeast corner and place of BEGINNING of the tract herein described;

THENCE South 5°47'25" East, along the east line of said 1.9252 acre tract, common with the west line of said Lot 1, DBK ADDITION, 288.00 feet to an "X" cut in concrete set for the southwest corner of said Lot 1, DBK ADDITION, same being the northwest corner of said Lot 2, DBK ADDITION;

THENCE North 84°25'36" East, along the common line of said Lot 1 and Lot 2, DBK ADDITION, 201.05 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common east corner of same, in the west line of a called 1.86 acres, described as Tract 2 in a deed to Myasin Investments, LLC., recorded in Instrument No. 2018000016565 of said Official Public Records of Rockwall County, Texas, whence a 1/2" iron rebar found with a cap stamped "WIER & ASSOC." for the northwest corner of said Tract 2, common with the southwest corner of said Lot 1, Block A, K.H.D. INC ADDITION bears North 5°47'25" West, 3.33 feet;

THENCE South 5°47'25" East, along the east line of Lot 2, DBK ADDITION common with the west line of said Tract 2, a distance of 410.36 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common south corner of same, in the north line of Lot 1, Block A of the STREAM 549 ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Instrument No. 202300001533 of the Plat Records of Rockwall County, Texas;

THENCE South 67°18'00" West, along the south line of said Lot 2, DBK ADDITION common with the north line of said Lot 1, Block A, STREAM 549 ADDITION, 210.13 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the southwest corner of said Lot 2, DBK ADDITION, same being the southeast corner of a called 1.6291 acre tract described in a deed to Rockwall Storage Solutions, LLC., recorded in Instrument No. 2014000010313 of said Official Public Records of Rockwall County, Texas, whence a 5/8" iron pipe found for the southwest corner of a called 6.017 acre tract, described in a deed to Rockwall AA RE, LLC., recorded in Instrument No. 2019000011194 of said Official Public Records of Rockwall County, Texas, bears South 67°18'00" West, 555.33 feet;

THENCE North 5°47'25" West, along the west line of said Lot 2, DBK ADDITION common with the east line of said 1.6291 acre tract, 322.56 feet to an "X" cut in concrete found for the southeast corner of said 1.9252 acre tract, same being the northeast corner of said 1.6291 acre tract;

THENCE South 84°04'43" West, along the south line of said 1.9252 acre tract common with the north line of said 1.6291 acre tract, 201.01 feet to a point in a 20 inch Hackberry Tree for the common west corner of same, and in the east line of said 6.017 acre tract, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 84°04'43" West, 0.64 feet;

THENCE North 5°47'05" West, along the west line of said 1.9252 acre tract common with the east line of said 6.017 acre tract, 397.70 feet to a point for the common north corner of same in said south line of I-30, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 5°47'05" East, 1.24 feet;

THENCE North 72°49'53" East, along said south line of I-30 common with the north line of said 1.9252 acre tract, 205.00 feet to the place of BEGINNING and containing 3.964 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were found and/or properly placed under supervision.

Dated this the ____ day of _____, 2024



PRELIMINARY FOR REVIEW ONLY 7-5-24

Jacob N. Holmes
Texas Registered Professional Land Surveyor # 6482

**OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT SELF and JANET SELF, the undersigned owner of the land shown on this plat, and designated herein as PRO SOAP ADDITION, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PRO SOAP ADDITION, have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We 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 Subdivision 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.

SCOTT SELF AND JANET SELF

Witness our hands on ____ day of _____, 2024.

By: Scott Self

By: Janet Self

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared Scott Self, known to me to be there 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 MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

State of Texas

County of _____

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

GIVEN MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

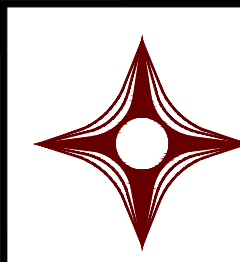
My commission expires _____

**SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING &
SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087**

DATE PREPARED: 7/5/2024

**FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION
BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**CORNERSTONE - ENGINEERING &
SURVEYING**
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of PRO SOAP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2024.

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 the ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer



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 4, 2024
APPLICANT: Billy Self
CASE NUMBER: P2024-025; *Final Plat for Lot 1, Block A, Pro Soap Addition*

SUMMARY

Consider a request by Billy Self on behalf of Janet Self for the approval of a Final Plat for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 3.964-acre tract of land (*i.e. Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Pro Soap Addition*) on the subject property.
- Background. The subject property was annexed into the City of Rockwall on December 3, 1985 by *Ordinance No. 85-69 [i.e. Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District on February 4, 1991 by *Ordinance No. 91-08*. In 1994, the Board of Adjustments granted a variance to allow the construction of a 14-unit storage building on the subject property. On February 17, 2014, the City Council approved a site plan (*i.e. Case No. SP2014-002*) to allow the development of a 19,500 SF distribution center on the subject property; however, this structure was never constructed.
- 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.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve the Final Plat for *Lot 1, Block A, Pro Soap 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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Hustings 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
- 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 1830 I-30 Frontage Road, Rockwall, TX 75087

SUBDIVISION Current - DBK Addition Lot 2; Proposed Pro Soap Addition LOT 1 BLOCK 1

GENERAL LOCATION E I-30 Frontage Road approximatly 1/2 mile east of the intersection of I-30 and John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE _____

PROPOSED ZONING LI PROPOSED USE _____

ACREAGE 3.964 LOTS [CURRENT] 2 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]

OWNER Scott Self & Janet Self APPLICANT Billy Self

CONTACT PERSON CONTACT PERSON Surveyor - Jacob Holmes jh@cesinbox.com

ADDRESS 319 Harborview Drive ADDRESS 321 Harborview Drive

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE 214-543-8332 PHONE 214-769-3774

E-MAIL Janrself@gmail.com E-MAIL billy@warehouse-pro.com

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF July, 2024

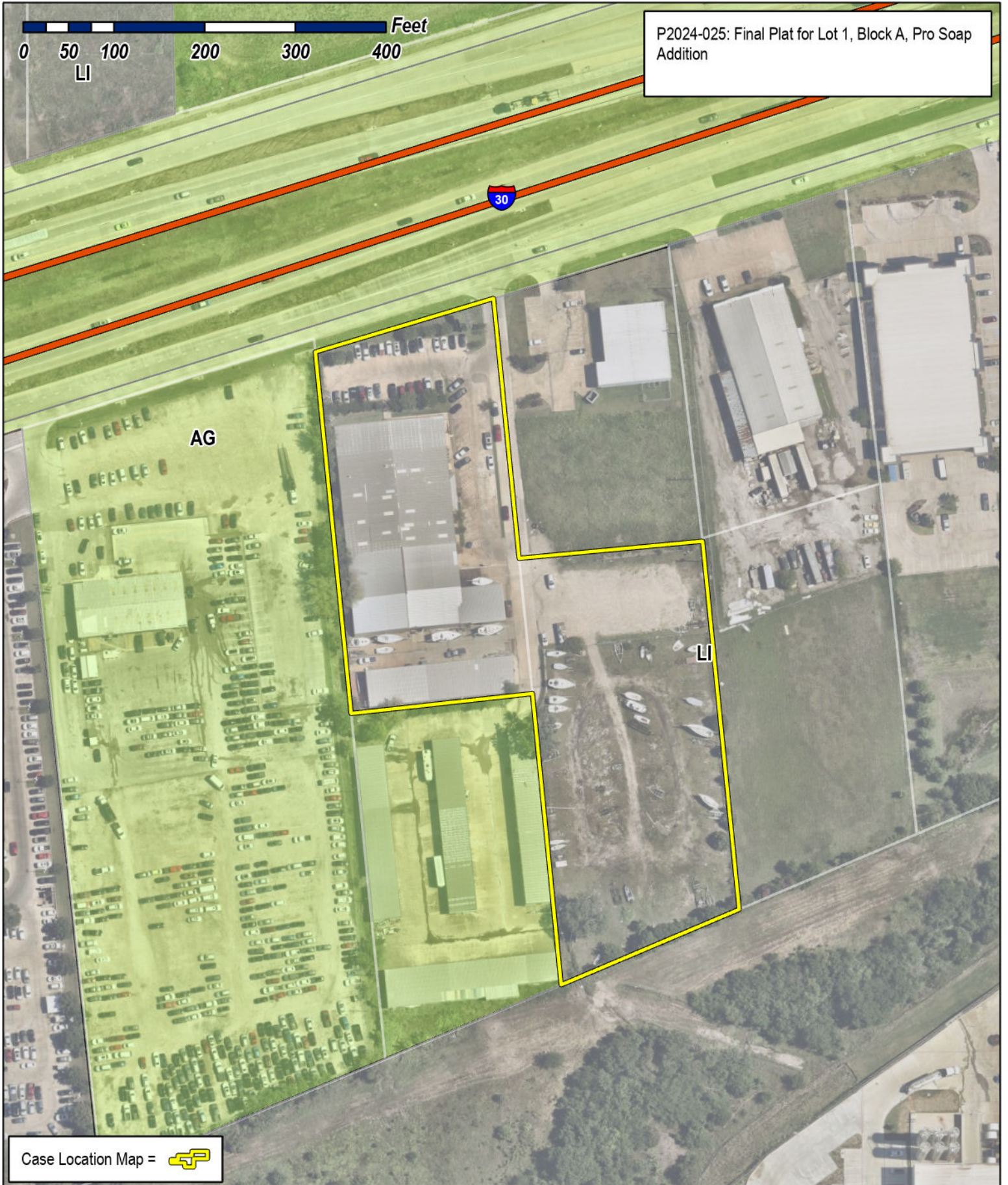
OWNER'S SIGNATURE William Self
Clara Pigg

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-025: Final Plat for Lot 1, Block A, Pro Soap Addition



Case Location Map = 

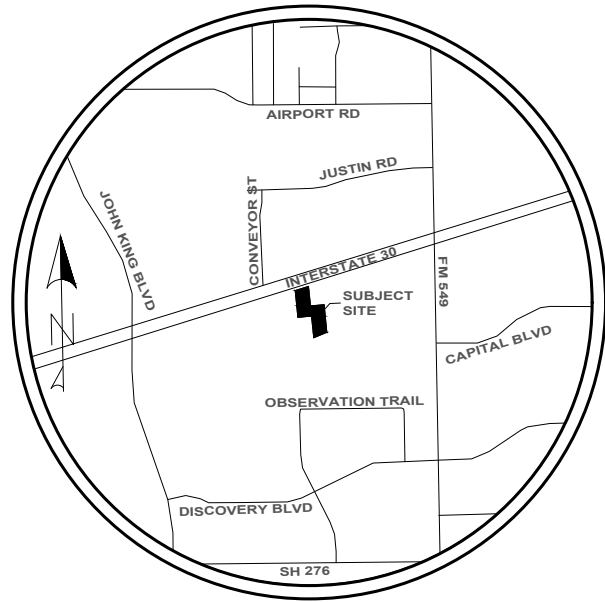


City of Rockwall

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

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

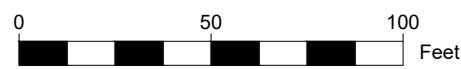
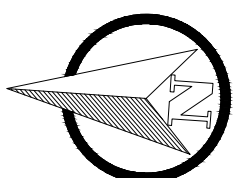




VICINITY MAP
NOT TO SCALE

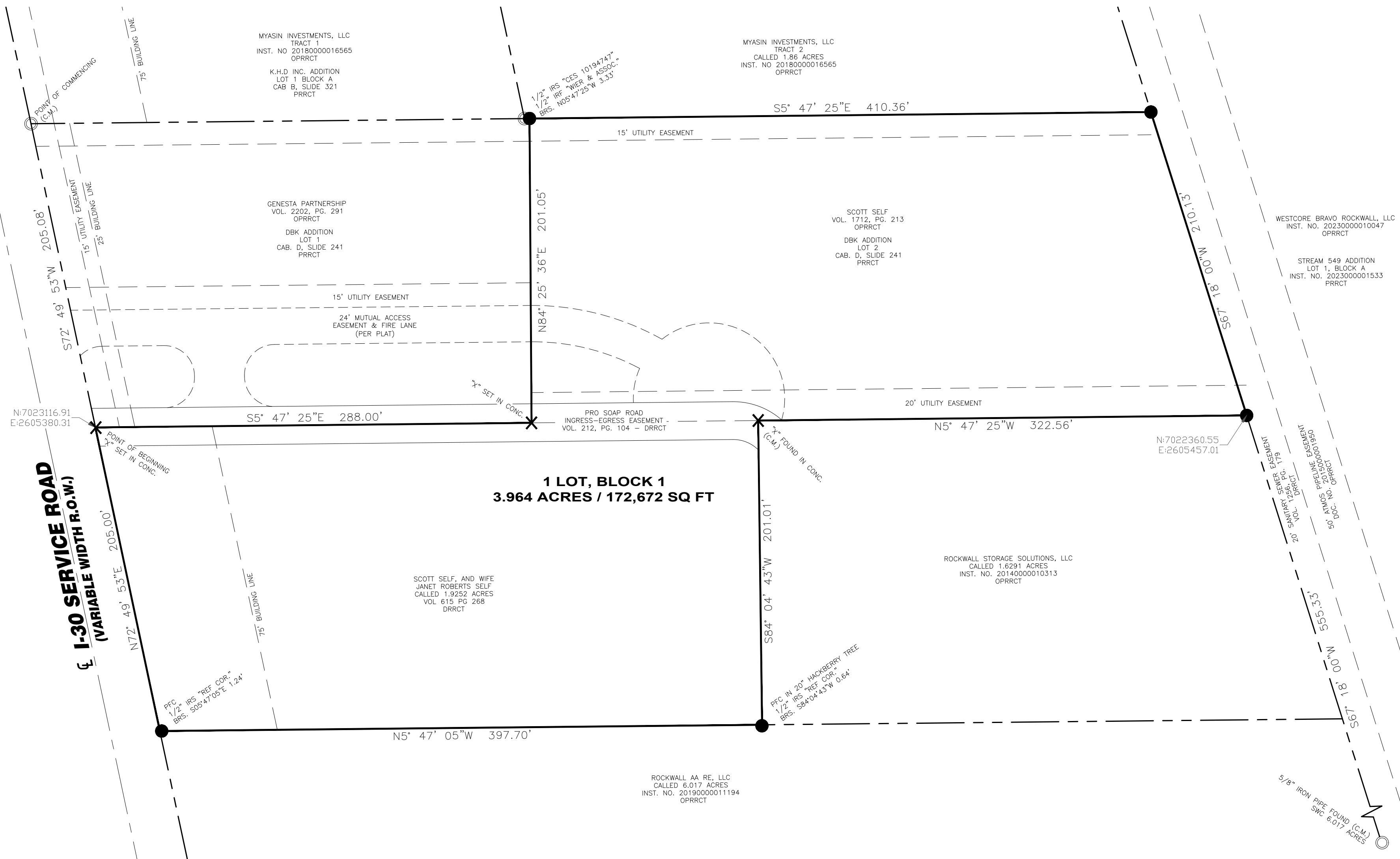
LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747"
- ✕ "X" IN CONCRETE
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT



GENERAL NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
- IT SHALL BE THE POLICY OF THE CITY 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 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 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.
- 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.
- 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.
- ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE OWNER.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.



1 LOT, BLOCK 1
3.964 ACRES / 172,672 SQ FT

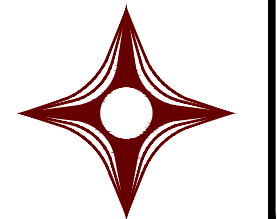
SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

DATE PREPARED: 7/5/2024

FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION

BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORNERSTONE - ENGINEERING & SURVEYING
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O. BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



**OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS SCOTT SELF AND JANET SELF are the owners of a called 1.9252 acre tract described in a deed to Scott Self and wife, Janet Roberts Self, recorded in Volume 615, Page 268 of the Deed Records of Rockwall County, Texas, and Lot 2 of the DBK ADDITION, an addition to the City of Rockwall, Texas as it appears upon the plat recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being the same tract described in a deed to Scott Self, recorded in Volume 1712, Page 213 of the Official Public Records of Rockwall County, Texas, situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the south line of I-30 for the northeast corner of Lot 1 of said DBK ADDITION, same being the northwest corner of Lot 1, Block A of the K.H.D. INC ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Cabinet B, Slide 321 of said Plat Records of Rockwall County, Texas; then run South 72°49'53" West, along said south line of I-30 common with the north line of said Lot 1, DBK ADDITION, 250.08 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, DBK ADDITION, the northeast corner of said 1.9252 acre tract, and the northeast corner and place of BEGINNING of the tract herein described;

THENCE South 5°47'25" East, along the east line of said 1.9252 acre tract, common with the west line of said Lot 1, DBK ADDITION, 288.00 feet to an "X" cut in concrete set for the southwest corner of said Lot 1, DBK ADDITION, same being the northwest corner of said Lot 2, DBK ADDITION;

THENCE North 84°25'36" East, along the common line of said Lot 1 and Lot 2, DBK ADDITION, 201.05 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common east corner of same, in the west line of a called 1.86 acres, described as Tract 2 in a deed to Myasin Investments, LLC., recorded in Instrument No. 2018000016565 of said Official Public Records of Rockwall County, Texas, whence a 1/2" iron rebar found with a cap stamped "WIER & ASSOC." for the northwest corner of said Tract 2, common with the southwest corner of said Lot 1, Block A, K.H.D. INC ADDITION bears North 5°47'25" West, 3.33 feet;

THENCE South 5°47'25" East, along the east line of Lot 2, DBK ADDITION common with the west line of said Tract 2, a distance of 410.36 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common south corner of same, in the north line of Lot 1, Block A of the STREAM 549 ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Instrument No. 202300001533 of the Plat Records of Rockwall County, Texas;

THENCE South 67°18'00" West, along the south line of said Lot 2, DBK ADDITION common with the north line of said Lot 1, Block A, STREAM 549 ADDITION, 210.13 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the southwest corner of said Lot 2, DBK ADDITION, same being the southeast corner of a called 1.6291 acre tract described in a deed to Rockwall Storage Solutions, LLC., recorded in Instrument No. 2014000010313 of said Official Public Records of Rockwall County, Texas, whence a 5/8" iron pipe found for the southwest corner of a called 6.017 acre tract, described in a deed to Rockwall AA RE, LLC., recorded in Instrument No. 2019000011194 of said Official Public Records of Rockwall County, Texas, bears South 67°18'00" West, 555.33 feet;

THENCE North 5°47'25" West, along the west line of said Lot 2, DBK ADDITION common with the east line of said 1.6291 acre tract, 322.56 feet to an "X" cut in concrete found for the southeast corner of said 1.9252 acre tract, same being the northeast corner of said 1.6291 acre tract;

THENCE South 84°04'43" West, along the south line of said 1.9252 acre tract common with the north line of said 1.6291 acre tract, 201.01 feet to a point in a 20 inch Hackberry Tree for the common west corner of same, and in the east line of said 6.017 acre tract, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 84°04'43" West, 0.64 feet;

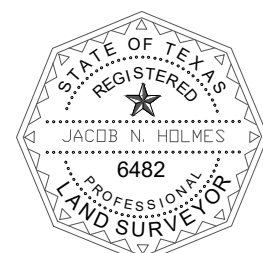
THENCE North 5°47'05" West, along the west line of said 1.9252 acre tract common with the east line of said 6.017 acre tract, 397.70 feet to a point for the common north corner of same in said south line of I-30, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 5°47'05" East, 1.24 feet;

THENCE North 72°49'53" East, along said south line of I-30 common with the north line of said 1.9252 acre tract, 205.00 feet to the place of BEGINNING and containing 3.964 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were found and/or properly placed under supervision.

Dated this the ____ day of _____, 2024



PRELIMINARY FOR REVIEW ONLY 7-5-24

Jacob N. Holmes
Texas Registered Professional Land Surveyor # 6482

**OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT SELF and JANET SELF, the undersigned owner of the land shown on this plat, and designated herein as PRO SOAP ADDITION, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PRO SOAP ADDITION, have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We 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 Subdivision 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.

SCOTT SELF AND JANET SELF

Witness our hands on ____ day of _____, 2024.

By: Scott Self

By: Janet Self

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared Scott Self, known to me to be there 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 MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

State of Texas

County of _____

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

GIVEN MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2024.

Notary Public in and for the State of Texas

My commission expires _____

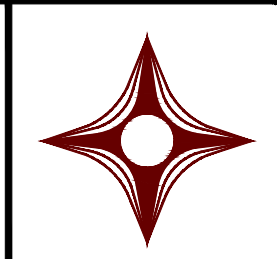
**SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING &
SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087**

DATE PREPARED: 7/5/2024

**FINAL PLAT
LOT 1, BLOCK 1
PRO SOAP ADDITION**

**BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**CORNERSTONE - ENGINEERING &
SURVEYING**
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027



Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of PRO SOAP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2024.

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 the ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer



DATE: November 6, 2024

TO: Billy Self
321 Harborview Drive
Rockwall, TX 75032

CC: Scott Self & Janet Self
319 Harborview Drive
Rockwall, TX 75032

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

SUBJECT: P2024-025; *Final Plat for Lot 1, Block A, Pro Soap Addition*

Mr. Self:

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 4, 2024. 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 October 29, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 4, 2024, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$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 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) 772-6438.

Sincerely,

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