

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	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

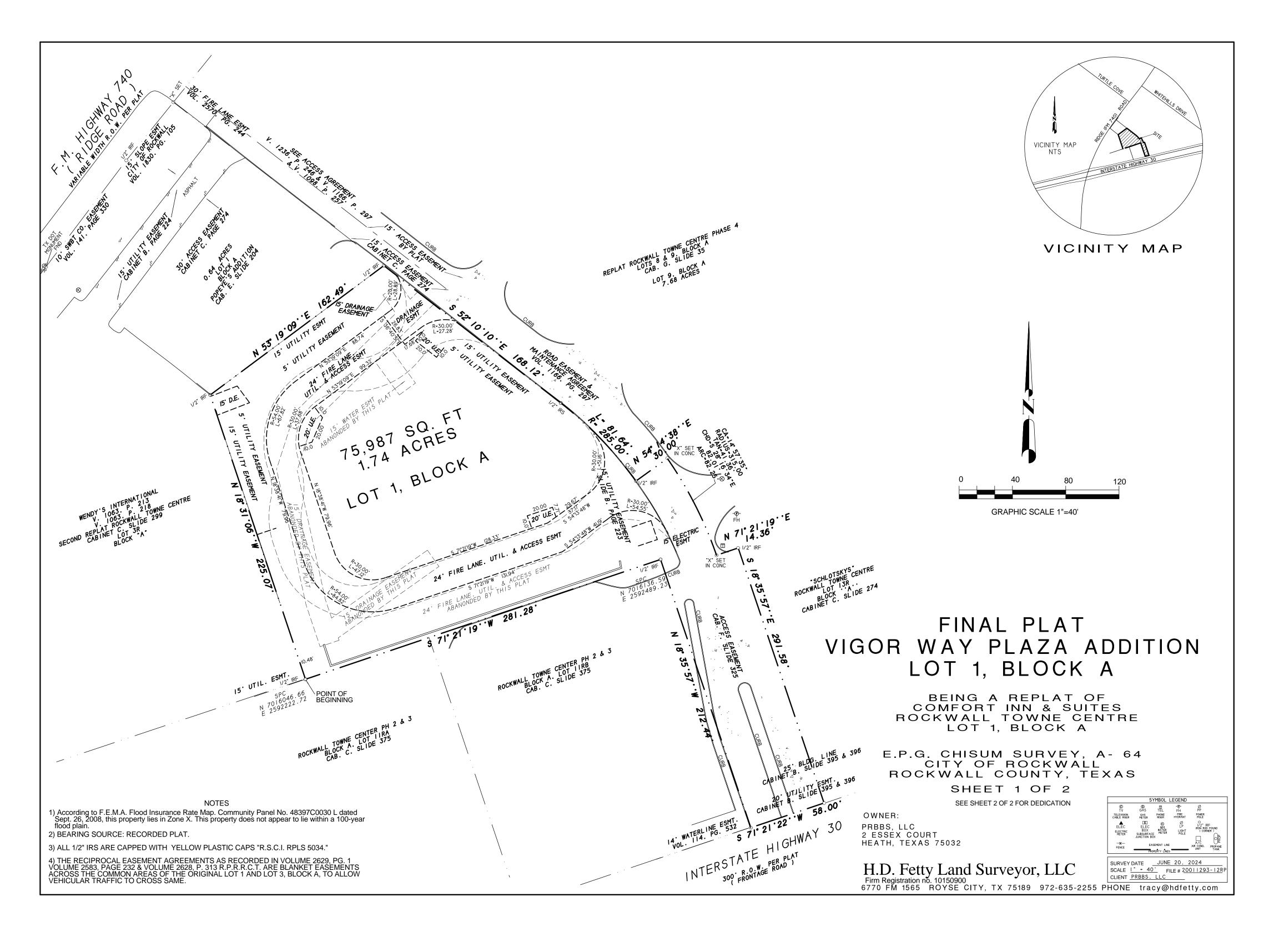


DEVELOP. _NT APPLICATION

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

PLANNING & ZCG CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

	reservan, roxas rosor	CHYE	:NGINEER:	SIMPLE STATE SERVICE OF
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE TYPE O	F DEVELOPMENT REQ	UEST (SELECT ONLY ONE BO	XJ:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE NOTES: 1 IN DETERMINING TH PER ACRE AMOUNT. F 1 A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ITION FEES:	CRE) 1 & 2 D ACRE) 1 S (\$100.00) 2 GE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE. FEE FOR ANY REQUEST THAT
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ADDRESS	VIGOR Way			
SUBDIVISION	constant Inn & Suites		LOT (BLOCK A
GENERAL LOCATION	Viger Way			
ZONING, SITE PLA	AN AND PLATTING INFORMATION (PLEASE	E PRINT]		
CURRENT ZONING	C2	CURRENT USE	VACANT	
PROPOSED ZONING	ROOT TANKS COME ON	PROPOSED USE	OFFICE	
ACREAGE	1.74 LOTS [CURRENT]	1	LOTS [PROPOSED]	1
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S NIAL OF YOUR CASE.			
OWNER/APPLICAL	NT/AGENT INFORMATION [PLEASE PRINT/CHE	ECK THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
₩ OWNER	PRBBS, UC	☐ APPLICANT		
CONTACT PERSON		CONTACT PERSON		
ADDRESS	2 ESSEX JUT	ADDRESS		
ii.	11 = 11 = ====			
CITY STATE & ZIP	HeAth, Tx 75032			
PHONE	469-983-5976	PHONE		
E-MAIL	berry clone firm, a	OM E-MAIL		
NOTARY VERIFICATION BEFORE ME, THE UNDERSI STATED THE INFORMATION	ATION [REQUIRED] GNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Brian Be	[OWNER]	THE UNDERSIGNED, WHO
334.60	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS 2024 BY SIGNING THIS APPLICATION, I AGRE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY (E THAT THE CITY OF ROC	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED	AND PERMITTED TO PROVIDE
	N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOC			AMBER LAMB
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 1900 DAY OF JUL	1 2024		Notary Public STATE OF TEXAS
	OWNER'S SIGNATURE		M. September	ID# 100056539



(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County, Texas:

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THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

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SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision 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:

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

By: BRIAN BERRY

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of ______, _____,

Notary Public in and for the State of Texas

My Commission Expires:

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

Planning and Zoning Commission APPROVED I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of Mayor, City of Rockwall City Secretary City of Rockwall		
APPROVED I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of,	RECOMMENDED FOR FINAL APPRO	VAL
I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of,	Planning and Zoning Commission	Date
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Mayor, City of Rockwall City Secretary City of Rockwall	WITNESS OUR HANDS, this d	lay of
	Mayor, City of Rockwall	City Secretary City of Rockwall
City Engineer Date	Oit. Fasing or	

FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

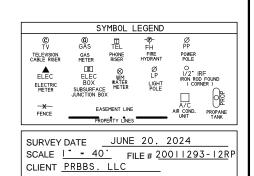
BEING A REPLAT OF COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1, BLOCK A

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900



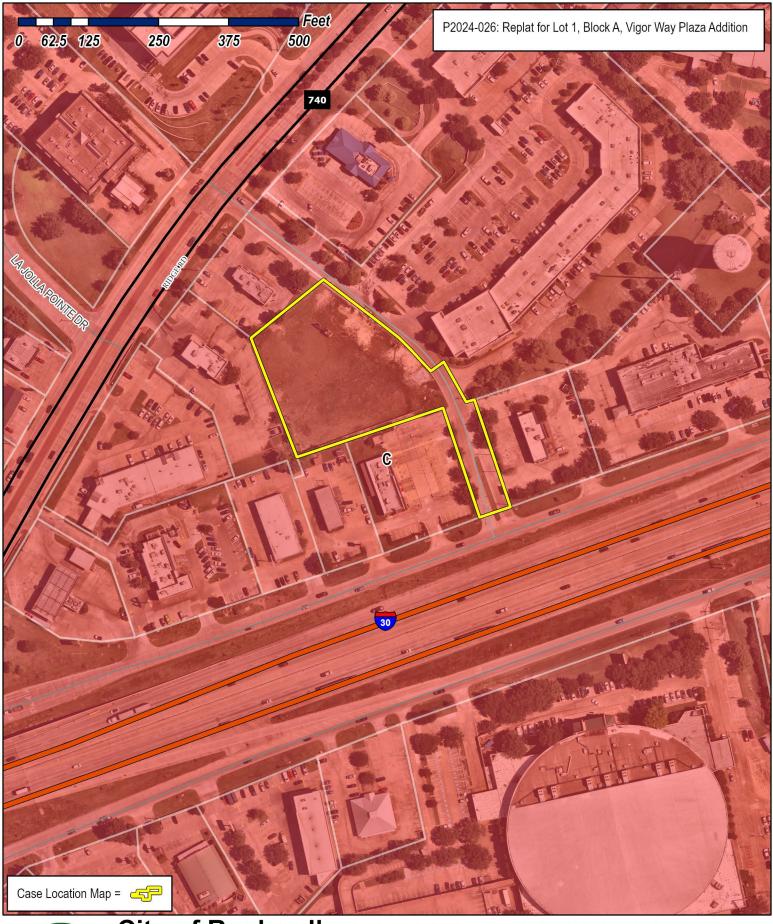


DEVELOP. _NT APPLICATION

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

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SUBDIVISION	constant Inn & Suites		LOT (BLOCK A
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₩ OWNER	PRBBS, UC	☐ APPLICANT		
CONTACT PERSON		CONTACT PERSON		
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ii.	11 = 11 = ====			
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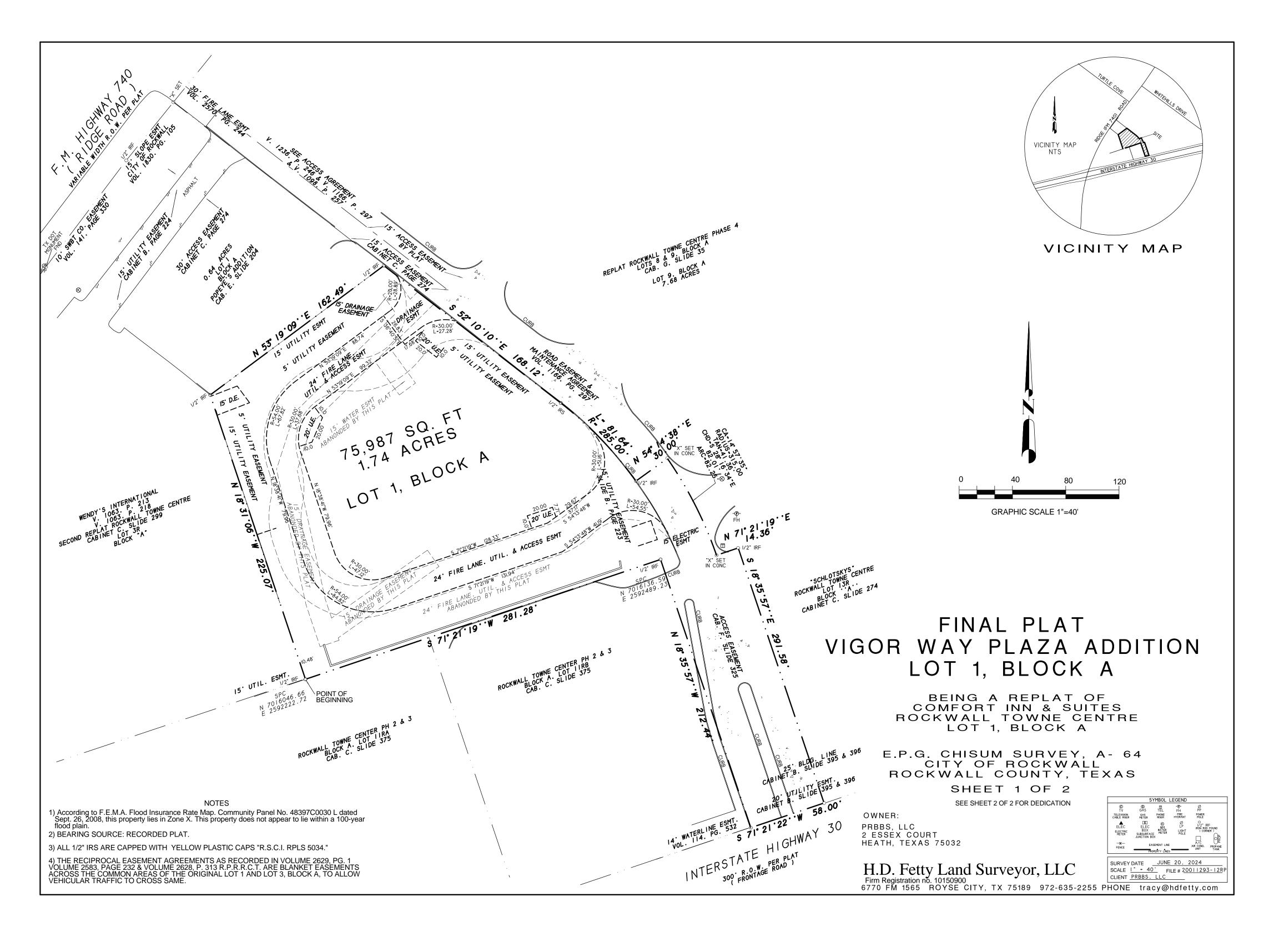


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

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All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

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SURVEYOR'S CERTIFICATE

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Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



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STATE OF TEXAS COUNTY OF ROCKWALL

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By: BRIAN BERRY

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of ______, _____,

Notary Public in and for the State of Texas

My Commission Expires:

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

Planning and Zoning Commission APPROVED I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of Mayor, City of Rockwall City Secretary City of Rockwall		
APPROVED I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of,	RECOMMENDED FOR FINAL APPRO	VAL
I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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, County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of,	Planning and Zoning Commission	Date
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Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this day of	I hereby certify that the above and forect BLOCK A, an addition to the City of Rock was approved by the City Council of the	going plat of VIGOR WAY PLAZA ADDITION, LOT 1, ckwall, Texas, an addition to the City of Rockwall, Texas, e City of Rockwall on the day of, 2024.
City of Rockwall. WITNESS OUR HANDS, this day of	This approval shall be invalid unless the office of the County Clerk of Rockwall, (from said date of final approval.	e approved plat for such addition is recorded in the County, Texas, within one hundred eighty (180) days
	Said addition shall be subject to all the City of Rockwall.	requirements of the Subdivision Regulations of the
Mayor, City of Rockwall City Secretary City of Rockwall	WITNESS OUR HANDS, this d	lay of
	Mayor, City of Rockwall	City Secretary City of Rockwall
City Engineer Date	Oit. Fasing or	

FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

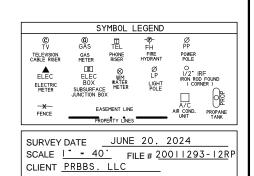
BEING A REPLAT OF COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1, BLOCK A

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900





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

TO: Planning and Zoning Commission

DATE: July 30, 2024

APPLICANT: Brian Berry; PR BBS, LLC

CASE NUMBER: P2024-026; Final Plat for Lot 1, Block A, Vigor Way Plaza Addition

SUMMARY

Consider a request by Brian Berry of PR BBS, LLC for the approval of a <u>Final Plat</u> for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

PLAT INFORMATION

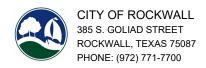
- ☑ <u>Purpose.</u> The applicant is requesting approval of a <u>Final Plat</u> for a 1.74-acre parcel of land (i.e. Lot 1, Block A, Vigor Way Plaza Addition) for the purpose of establishing the required easements for the development of a two (2)-story Office Building on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by Ordinance No. 60-04 [Case No A1960-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 Historic Zoning Map, at some point between the time of annexation and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to a Commercial (C) District. On August 4 2008, the City Council approved a Specific Use Permit (SUP) by Ordinance No. 08-37 [Case No. Z2008-013] to allow a Hotel in a Commercial (C) District and to allow a Building Greater than 36-feet in Height within the Scenic Overlay (SO) District. On October 14, 2008, the Planning and Zoning Commission approved a site plan [Case No. SP2008-029] for a four (4)-story hotel on the subject property. On July 6, 2009, the City Council approved a replat [Case No. P2009-013] to establish the necessary easements for the four (4)-story hotel. Ultimately, this Specific Use Permit (SUP) and site plan expired in accordance with the requirements of the Unified Development Code (UDC). On March 3, 2017, the City Council approved another Specific Use Permit (SUP) [Ordinance No. 17-12; S-163] to allow for a Hotel/Residency Hotel in a Commercial (C) District and to allow a Building Greater than 36-feet in Height within the Scenic Overlay (SO) District. Following this approval, the Planning and Zoning Commission approved a site plan [Case No. SP2017-019] for the Hotel on August 25, 2017; however, the Hotel was never constructed, and the Specific Use Permit (SUP) and site plan expired on August 25, 2019. On March 12, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-004] for a two (2)story Office Building on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Final Plat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions of Approval</u> 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 <u>Final Plat</u> for Lot 1, Block A, Vigor Way Plaza Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to the filing of this <u>Final Plat</u>; and,
- (2) Any construction resulting from the approval of this <u>Final Plat</u> 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



DATE: 7/24/2024

PROJECT NUMBER: P2024-026

PROJECT NAME: Replat for Lot 1, Block A, Vigor Way Plaza

SITE ADDRESS/LOCATIONS: 550 VIGOR WAY

CASE CAPTION: Consider a request by Brian Berry of PR BBS, LLC for the approval of a Final Plat for Lot 1, Block A, Vigor Way Plaza Addition being a

1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any

action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	07/24/2024	Approved w/ Comments	

07/24/2024: P2024-026: Final Plat for Lot 1, Block A, Vigor Way Plaza 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, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.
- 1.2 For guestions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2024-026) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 1, BLOCK A,
VIGOR WAY PLAZA ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
BW PLUS EXECUTIVE RESIDENCY ADDITION
1.74-ACRES OR 75,987 SF
SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please remove the Planning and Zoning Commission recommendation from the signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

- M.6 Please provide the General Notes listed in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- 1.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- I.8 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: July 30, 2024

City Council: August 5, 2024

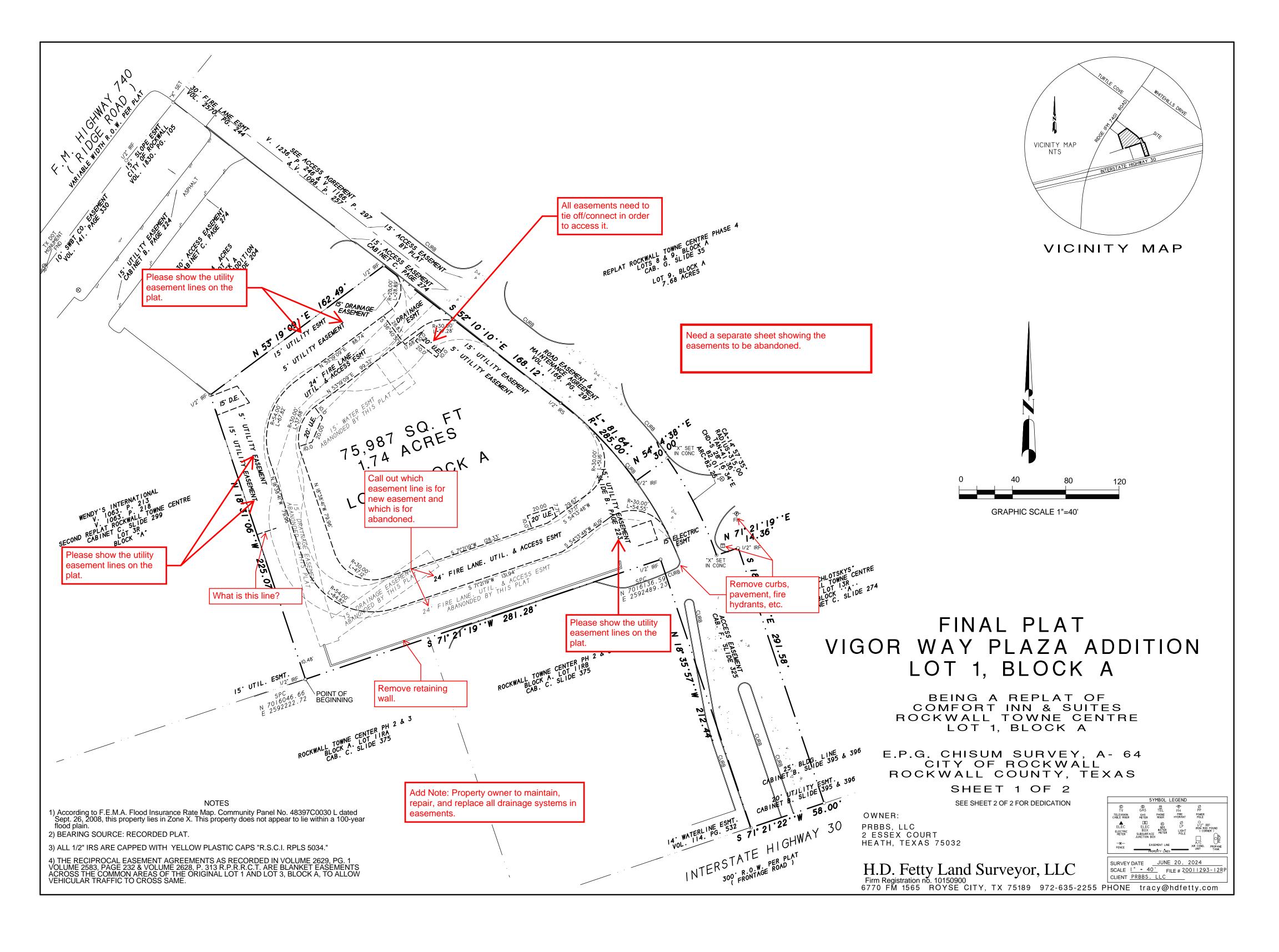
I.9 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	07/24/2024	Approved w/ Comments	

07/24/2024: 1. Please show the utility easement lines on the plat.

- 2. All easements need to tie off/connect in order to access it.
- 3. Need a separate sheet showing the easements to be abandoned.
- 4. Remove curbs, pavement, fire hydrants, etc.
- 5. Call out which easement line is for new easement and which is for abandoned.
- 6. What is this line?
- 7. Remove retaining wall.
- 8. Add Note: Property owner to maintain, repair, and replace all drainage systems in easements.

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	07/23/2024	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Bethany Ross	07/24/2024	Approved	
No Comments				



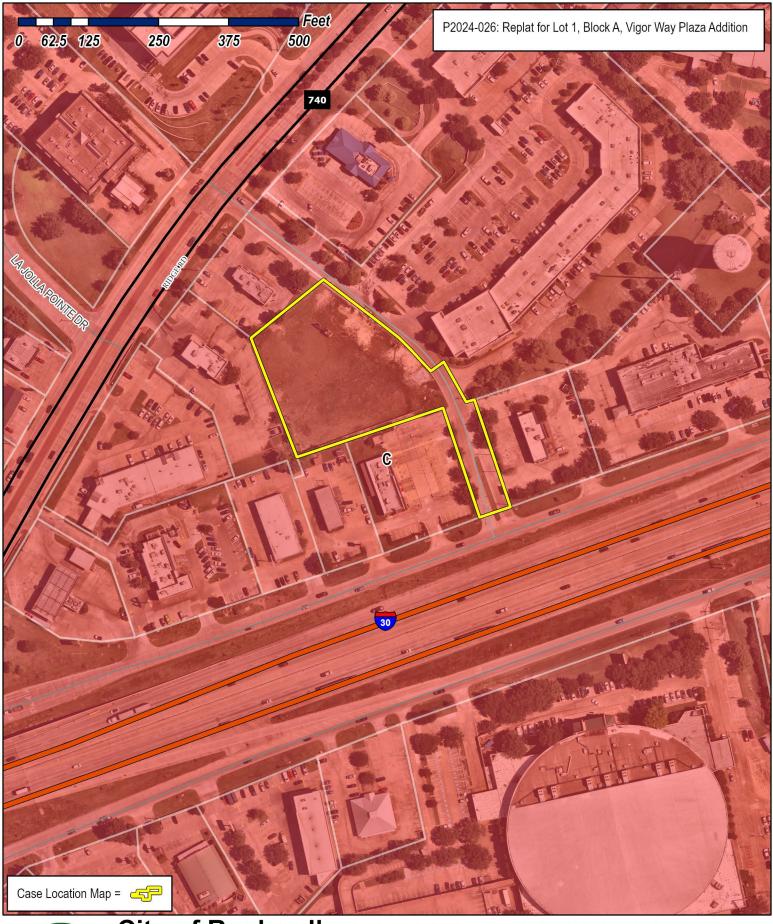


DEVELOP. _NT APPLICATION

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

PLANNING & ZCG CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

	reservan, roxas rosor	CHYE	:NGINEER:	SIMPLE SHIPE REVINES OF
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE TYPE O	F DEVELOPMENT REQ	UEST (SELECT ONLY ONE BO	XJ:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE NOTES: 1 IN DETERMINING TH PER ACRE AMOUNT. F 1 A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ITION FEES:	CRE) 1 & 2 D ACRE) 1 S (\$100.00) 2 GE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE. FEE FOR ANY REQUEST THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]			
ADDRESS	VIGOR Way			
SUBDIVISION	constant Inn & Suites		LOT (BLOCK A
GENERAL LOCATION	Viger Way			
ZONING, SITE PLA	AN AND PLATTING INFORMATION (PLEASE	E PRINT]		
CURRENT ZONING	C2	CURRENT USE	VACANT	
PROPOSED ZONING	ROOT TANKS COME ON	PROPOSED USE	OFFICE	
ACREAGE	1.74 LOTS [CURRENT]	1	LOTS [PROPOSED]	1
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S NIAL OF YOUR CASE.			
OWNER/APPLICAL	NT/AGENT INFORMATION [PLEASE PRINT/CHE	ECK THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
₩ OWNER	PRBBS, UC	☐ APPLICANT		
CONTACT PERSON		CONTACT PERSON		
ADDRESS	2 ESSEX JUT	ADDRESS		
ii.	11 = 11 = ====			
CITY STATE & ZIP	HeAth, Tx 75032			
PHONE	469-983-5976	PHONE		
E-MAIL	berry clone firm, a	OM E-MAIL		
NOTARY VERIFICATION BEFORE ME, THE UNDERSI STATED THE INFORMATION	ATION [REQUIRED] GNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Brian Be	[OWNER]	THE UNDERSIGNED, WHO
334.60	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS 2024 BY SIGNING THIS APPLICATION, I AGRE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY (E THAT THE CITY OF ROC	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED	AND PERMITTED TO PROVIDE
	N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOC			AMBER LAMB
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 1900 DAY OF JUL	1 2024		Notary Public STATE OF TEXAS
	OWNER'S SIGNATURE		M. September	ID# 100056539



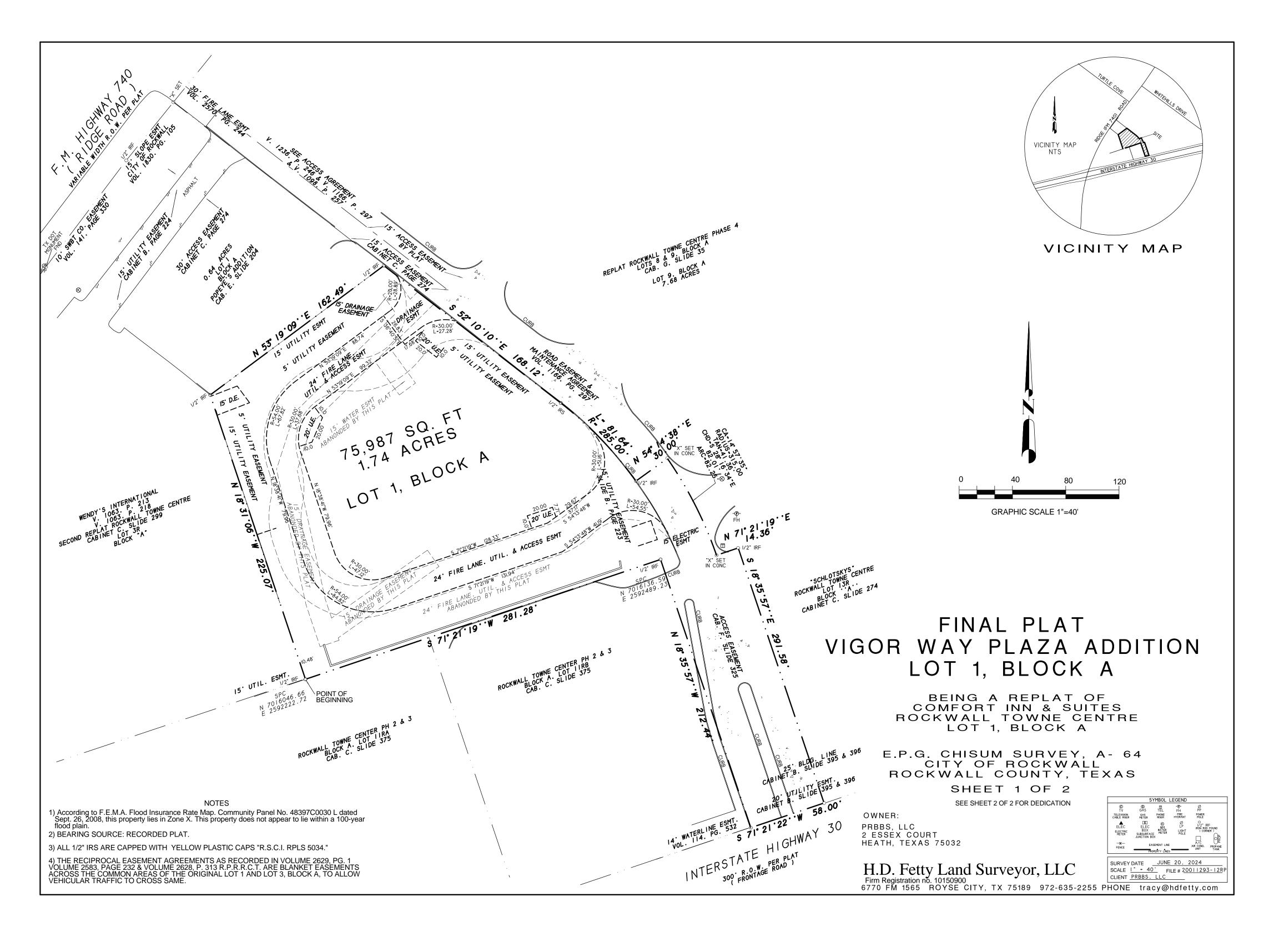


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County,

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner:

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 1, Block A, and continuing along the Southeast line of said Lot 1, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision 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
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the pecessity of at any time, procuring the permission of anyone. respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts. including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm 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 an d/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 p rogress 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 exaction's made herein.

PRBBS, LLC

By: BRIAN BERRY

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of ____

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 5034

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

RECOMMENDED FOR FINAL APPROVA	AL
Planning and Zoning Commission	Pate
APPROVED	
I hereby certify that the above and foregoi BLOCK A, an addition to the City of Rock was approved by the City Council of the C	ing plat of VIGOR WAY PLAZA ADDITION, LOT 1, wall, Texas, an addition to the City of Rockwall, Texa City of Rockwall on the day of, 2024.
This approval shall be invalid unless the a office of the County Clerk of Rockwall, Co from said date of final approval.	approved plat for such addition is recorded in the bunty, Texas, within one hundred eighty (180) days
Said addition shall be subject to all the rec City of Rockwall.	quirements of the Subdivision Regulations of the
WITNESS OUR HANDS, this day	y of
Mayor City of Danleyell	City Secretary City of Rockwall
Mayor, City of Rockwall	
Mayor, City of Rockwall	

FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

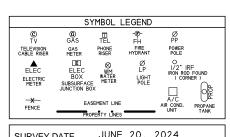
BEING A REPLAT OF COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1. BLOCK A

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: PRBBS. LLC 2 ESSÉX COURT HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900



SURVEY DATE JUNE 20, 2024
SCALE L - 40 FILE # 20011293-12RP
CLIENT PRBBS, LLC



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

TO: Mayor and City Council

DATE: August 5, 2024

APPLICANT: Brian Berry; PR BBS, LLC

CASE NUMBER: P2024-026; Final Plat for Lot 1, Block A, Vigor Way Plaza Addition

SUMMARY

Consider a request by Brian Berry of PR BBS, LLC for the approval of a <u>Final Plat</u> for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ <u>Purpose.</u> The applicant is requesting approval of a <u>Final Plat</u> for a 1.74-acre parcel of land (i.e. Lot 1, Block A, Vigor Way Plaza Addition) for the purpose of establishing the required easements for the development of a two (2)-story Office Building on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by Ordinance No. 60-04 [Case No A1960-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 Historic Zoning Map, at some point between the time of annexation and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to a Commercial (C) District. On August 4 2008, the City Council approved a Specific Use Permit (SUP) by Ordinance No. 08-37 [Case No. Z2008-013] to allow a Hotel in a Commercial (C) District and to allow a Building Greater than 36-feet in Height within the Scenic Overlay (SO) District. On October 14, 2008, the Planning and Zoning Commission approved a site plan [Case No. SP2008-029] for a four (4)-story hotel on the subject property. On July 6, 2009, the City Council approved a replat [Case No. P2009-013] to establish the necessary easements for the four (4)-story hotel. Ultimately, this Specific Use Permit (SUP) and site plan expired in accordance with the requirements of the Unified Development Code (UDC). On March 3, 2017, the City Council approved another Specific Use Permit (SUP) [Ordinance No. 17-12; S-163] to allow for a Hotel/Residency Hotel in a Commercial (C) District and to allow a Building Greater than 36-feet in Height within the Scenic Overlay (SO) District. Following this approval, the Planning and Zoning Commission approved a site plan [Case No. SP2017-019] for the Hotel on August 25, 2017; however, the Hotel was never constructed, and the Specific Use Permit (SUP) and site plan expired on August 25, 2019. On March 12, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-004] for a two (2)story Office Building on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Final Plat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions of Approval</u> 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 City Council chooses to approve the <u>Final Plat</u> for Lot 1, Block A, Vigor Way Plaza Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to the filing of this *Final Plat*; and,
- (2) Any construction resulting from the approval of this <u>Final Plat</u> 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 July 30, 2024 the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioner Hustings absent and one (1) seat open.

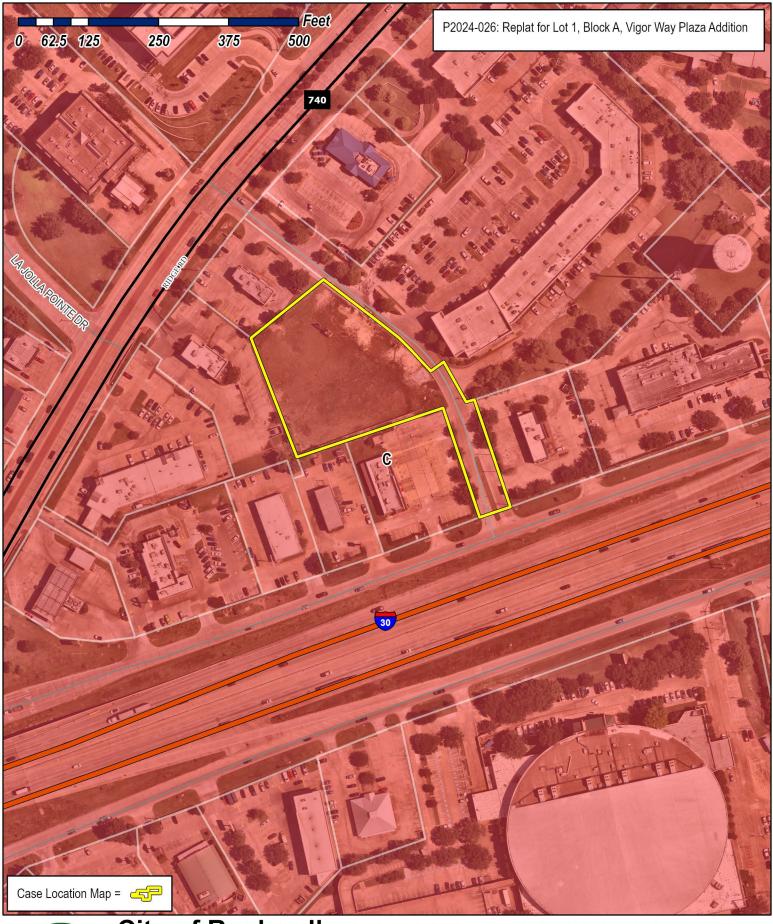


DEVELOP. _NT APPLICATION

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

PLANNING & ZCG CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

	reservan, roxas rosor	CHYE	:NGINEER:	SIMPLE SHIPE REVINES OF
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE TYPE O	F DEVELOPMENT REQ	UEST (SELECT ONLY ONE BO	XJ:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE NOTES: 1 IN DETERMINING TH PER ACRE AMOUNT. F 1 A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ITION FEES:	CRE) 1 & 2 D ACRE) 1 S (\$100.00) 2 GE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE. FEE FOR ANY REQUEST THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]			
ADDRESS	VIGOR Way			
SUBDIVISION	consent Inn & Suites		LOT (BLOCK A
GENERAL LOCATION	Viger Way			
ZONING, SITE PLA	AN AND PLATTING INFORMATION (PLEASE	E PRINT]		
CURRENT ZONING	C2	CURRENT USE	VACANT	
PROPOSED ZONING	ROOT TANKS COME ON	PROPOSED USE	OFFICE	
ACREAGE	1.74 LOTS [CURRENT]	1	LOTS [PROPOSED]	1
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S NIAL OF YOUR CASE.			
OWNER/APPLICAL	NT/AGENT INFORMATION [PLEASE PRINT/CHE	ECK THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
₩ OWNER	PRBBS, UC	☐ APPLICANT		
CONTACT PERSON		CONTACT PERSON		
ADDRESS	2 ESSEX JUT	ADDRESS		
ii.	11 = 11 = ====			
CITY STATE & ZIP	HeAth, Tx 75032			
PHONE	469-983-5976	PHONE		
E-MAIL	berry clone firm, a	OM E-MAIL		
NOTARY VERIFICATION BEFORE ME, THE UNDERSI STATED THE INFORMATION	ATION [REQUIRED] GNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Brian Be	[OWNER]	THE UNDERSIGNED, WHO
334.60	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS 2024 BY SIGNING THIS APPLICATION, I AGRE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY (E THAT THE CITY OF ROC	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED	AND PERMITTED TO PROVIDE
	N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOC			AMBER LAMB
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 1900 DAY OF JUL	1 2024		Notary Public STATE OF TEXAS
	OWNER'S SIGNATURE		M. September	ID# 100056539



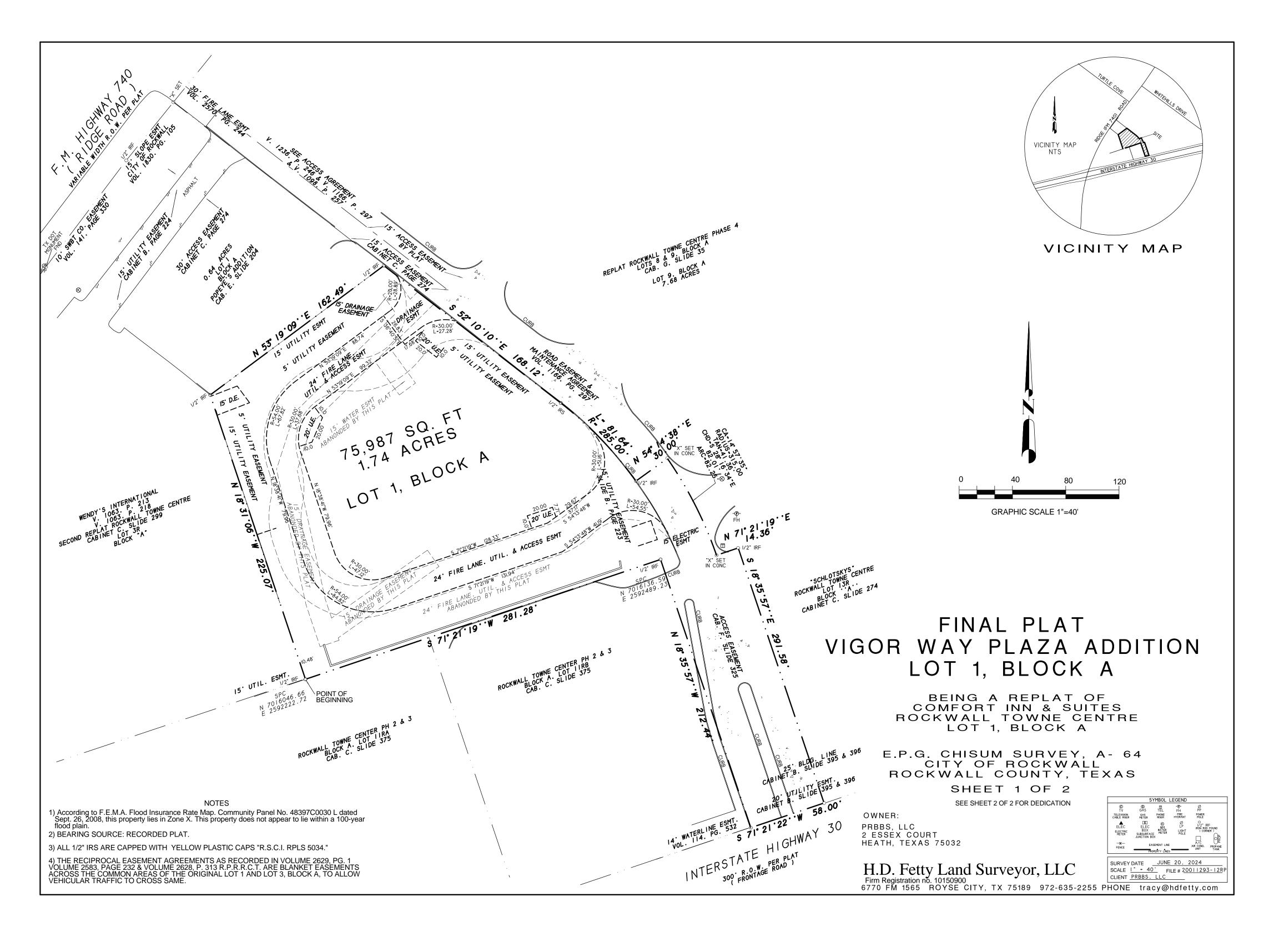


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County,

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner:

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 1, Block A, and continuing along the Southeast line of said Lot 1, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision 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
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the pecessity of at any time, procuring the permission of anyone. respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts. including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm 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 an d/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 p rogress 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 exaction's made herein.

PRBBS, LLC

By: BRIAN BERRY

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of ____

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 5034

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

RECOMMENDED FOR FINAL APPROVA	AL
Planning and Zoning Commission	Pate
APPROVED	
I hereby certify that the above and foregoi BLOCK A, an addition to the City of Rock was approved by the City Council of the C	ing plat of VIGOR WAY PLAZA ADDITION, LOT 1, wall, Texas, an addition to the City of Rockwall, Texa City of Rockwall on the day of, 2024.
This approval shall be invalid unless the a office of the County Clerk of Rockwall, Co from said date of final approval.	approved plat for such addition is recorded in the bunty, Texas, within one hundred eighty (180) days
Said addition shall be subject to all the rec City of Rockwall.	quirements of the Subdivision Regulations of the
WITNESS OUR HANDS, this day	y of
Mayor City of Danleyell	City Secretary City of Rockwall
Mayor, City of Rockwall	
Mayor, City of Rockwall	

FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

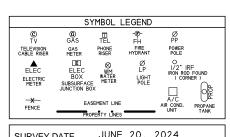
BEING A REPLAT OF COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1. BLOCK A

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: PRBBS. LLC 2 ESSÉX COURT HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900



SURVEY DATE JUNE 20, 2024
SCALE L - 40 FILE # 20011293-12RP
CLIENT PRBBS, LLC

Ross, Bethany

From: Ross, Bethany

Sent:Thursday, July 25, 2024 3:24 PMTo:Tracy Fetty; bberry@1onefirm.comSubject:Project Comments P2024-026

Attachments: Project Comments (07.24.2024).pdf; Engineeering Markups (07.24.2024).pdf

Good Afternoon,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: July 30, 2024

City Council: August 5, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is *required* to be at all meetings. Should you have any questions please let me know.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning



DATE: August 9, 2024

TO: Brian Berry

2 Essex Court Heath, Texas 75032

CC: Tracy Fetty

6770 FM 1565

Royse City, TX 75189

FROM: Bethany Ross

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: P2024-026; Final Plat for Lot 1, Block A, Vigor Way Plaza Addition

Brian-

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 August 5, 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 <u>Replat</u> 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 July 30, 2024, The Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with commissioner Hustings absent and one (1) vacant seat.

City Council

On August 5, 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 filling fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between <u>September 1st</u> and <u>December 31st</u>, 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 filling 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.

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department