



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

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 1940 Alpha Dr., Rockwall, TX 75407

SUBDIVISION ELLIS CENTRE PHASE TWO

LOT

6

BLOCK

A

GENERAL LOCATION At the intersection of Alpha Dr. and

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1

CURRENT USE L1

PROPOSED ZONING L1

PROPOSED USE L1

ACREAGE 0.70

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER Adat Construction LLC

☒ APPLICANT Adat Construction LLC

CONTACT PERSON Ankit Parmar

CONTACT PERSON Ankit Parmar

ADDRESS

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

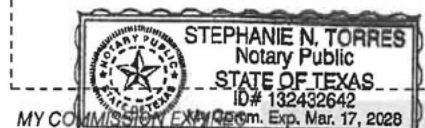
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 2025. 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."

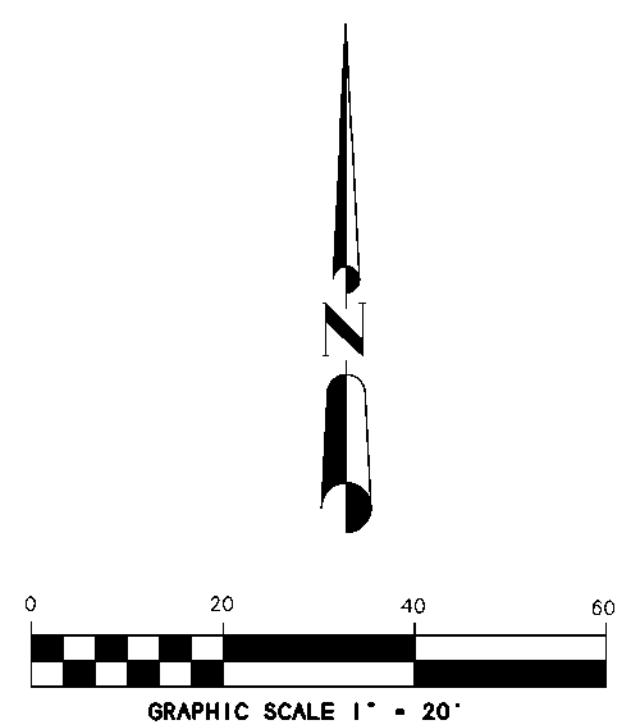
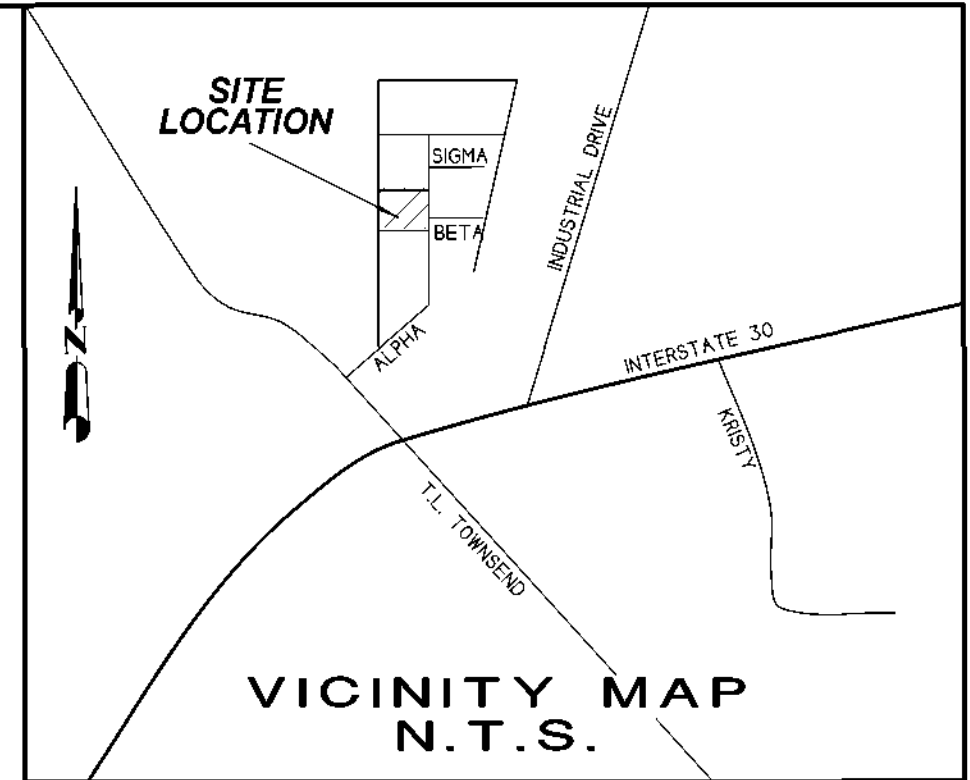
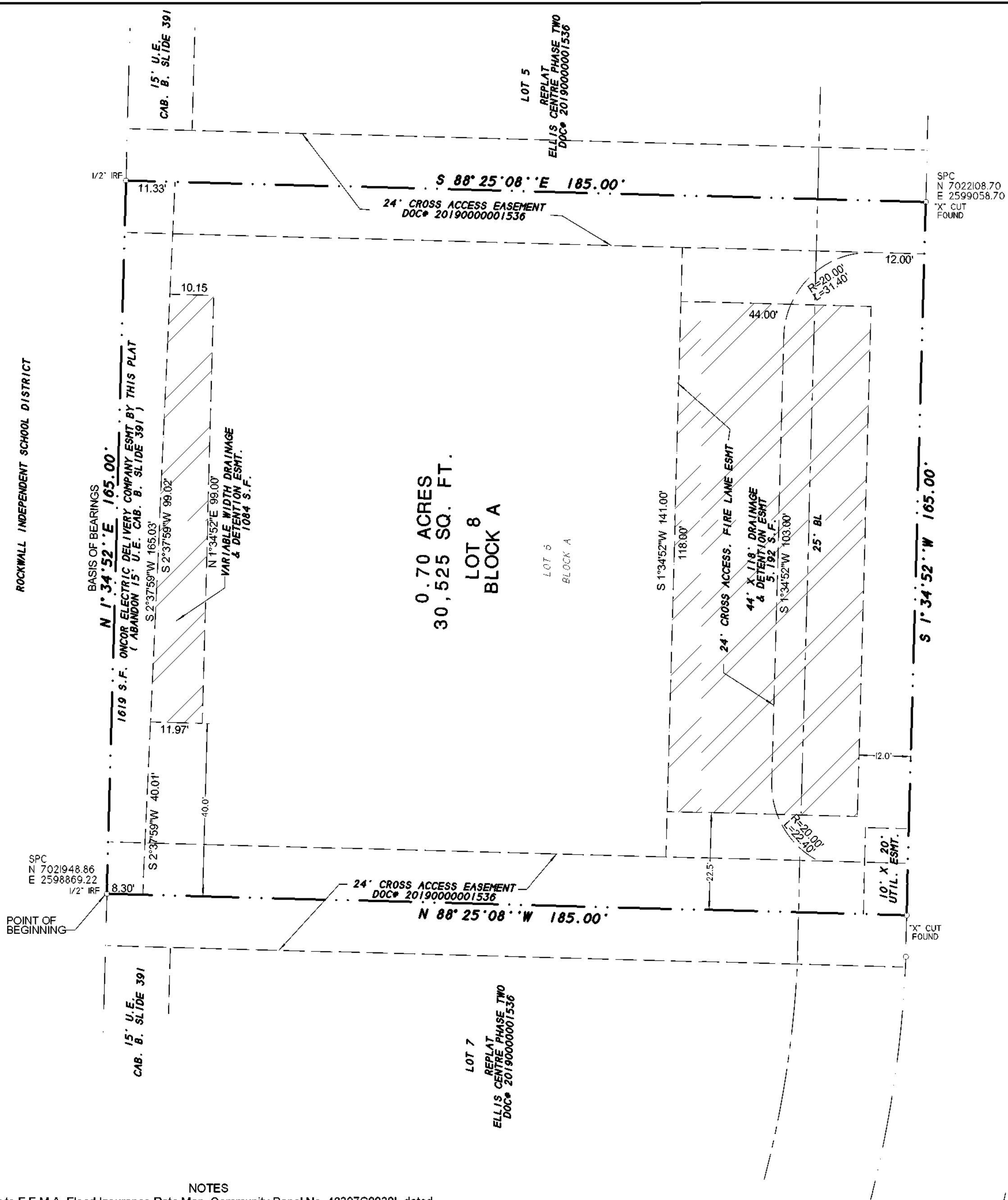
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF September, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY WITHOUT BOND



FINAL PLAT
LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO
BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO
1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.
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, as required under Ordinance 83-54.

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE# 20130105-6RP
CLIENT ADAT

SYMBOL LEGEND											
TV	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
TELEPHONE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
CABLE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELEC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELECTRIC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 20190000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the west right-of-way line of Alpha Drive, at the southeast corner of said Lot 6, Block A;

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 6, Block A, a distance of 165.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 6, Block A and southwest corner of Lot 5;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the notheast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING and containing 30,525 square feet or 0.70 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 th eir 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.
- 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 of any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 ,

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

City Engineer Date

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

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482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FF FIRE HYDRANT	PP POWER POLE	LP LIGHT POLE	1/2" IRON ROD FOUND 1 CORNER	PROVINE TANK				
ELEC ELECTRIC JUNCTION BOX	ELEC ELECTRIC BOX	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER				
ELEC ELECTRIC JUNCTION BOX	ELEC ELECTRIC BOX	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER				
ELEC ELECTRIC JUNCTION BOX	ELEC ELECTRIC BOX	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER	WY WATER METER				

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RP
CLIENT ADAT



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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- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
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- ☐ 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:

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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 1940 Alpha Dr., Rockwall, TX 75407

SUBDIVISION ELLIS CENTRE PHASE TWO

LOT

6

BLOCK

A

GENERAL LOCATION At the intersection of Alpha Dr. and

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1

CURRENT USE L1

PROPOSED ZONING L1

PROPOSED USE L1

ACREAGE 0.70

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER Adat Construction LLC

☒ APPLICANT Adat Construction LLC

CONTACT PERSON Ankit Parmar

CONTACT PERSON Ankit Parmar

ADDRESS

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

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E-MAIL

NOTARY VERIFICATION [REQUIRED]

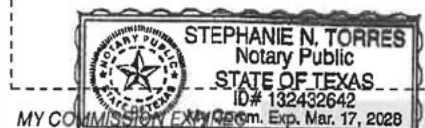
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I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 2025. 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."

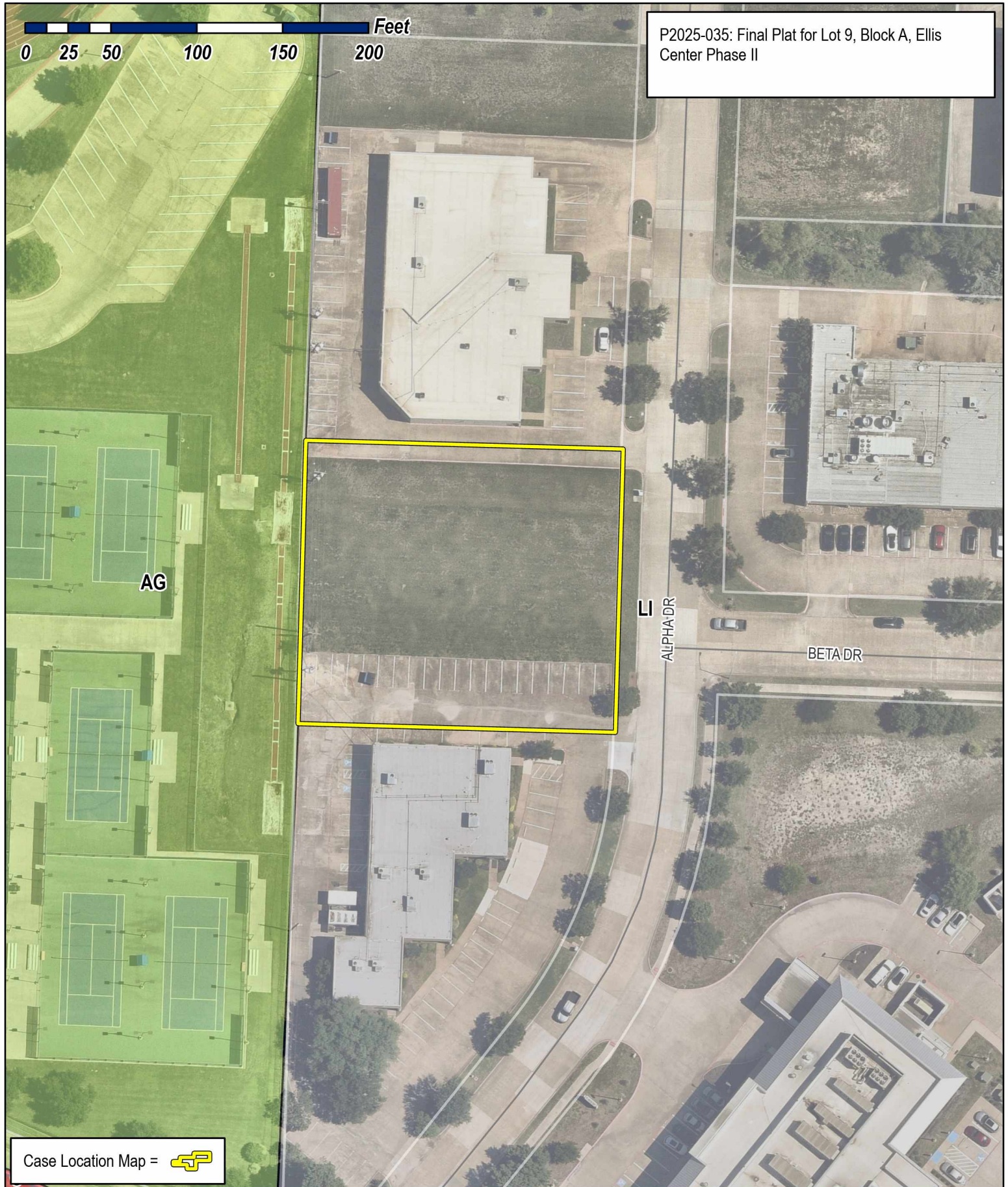
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF September, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY WITHOUT BOND



P2025-035: Final Plat for Lot 9, Block A, Ellis Center Phase II

0 25 50 100 150 200 Feet

AG

LI
ALPHA DR

BETA DR

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.



STATE OF TEXAS
COUNTY OF ROCKWALL

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 2019000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the northeast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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:

- 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF _____

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

Notary Public in and for the State of Texas

My Commission Expires: _____

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 _____, _____.

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

City Engineer _____ Date _____

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

 TV TELEVISION CABLE RISER	 GAS GAS RISER	 TEL PHONE RISER	 FH FIRE HYDRANT	 PP POWER POLE
 ELEC ELECTRIC METER	 ELEC BOX SUBSURFACE JUNCTION BOX	 WM WATER METER	 LP LIGHT POLE	 1/2\"
 FENCE	 EASEMENT LINE		 A/C AIR COND.	 PROPANE TANK


 PROPERTY LINES

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RF
CLIENT ADAT

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



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: September 30, 2025
APPLICANT: Ankit Pamar; *Adat Construction LLC.*
CASE NUMBER: P2025-035; *Replat for Lot 9, Block A, Ellis Centre Phase 2*

SUMMARY

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 0.70-acre parcel of land (*i.e. Lot 6, Block A, Ellis Centre Phase 2 Addition*) to establish the necessary easements for the construction of a medical office building on the subject property.
- ☑ Background. The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a *medical office building*. This site plan was never executed and expired on July 14, 2022. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-005*] for a medical 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 Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat 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 Replat for *Lot 9, Block A, Ellis Centre Phase 2 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 Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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: September 30, 2025
APPLICANT: Ankit Pamar; *Adat Construction LLC.*
CASE NUMBER: P2025-035; *Replat for Lot 9, Block A, Ellis Centre Phase 2*

SUMMARY

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

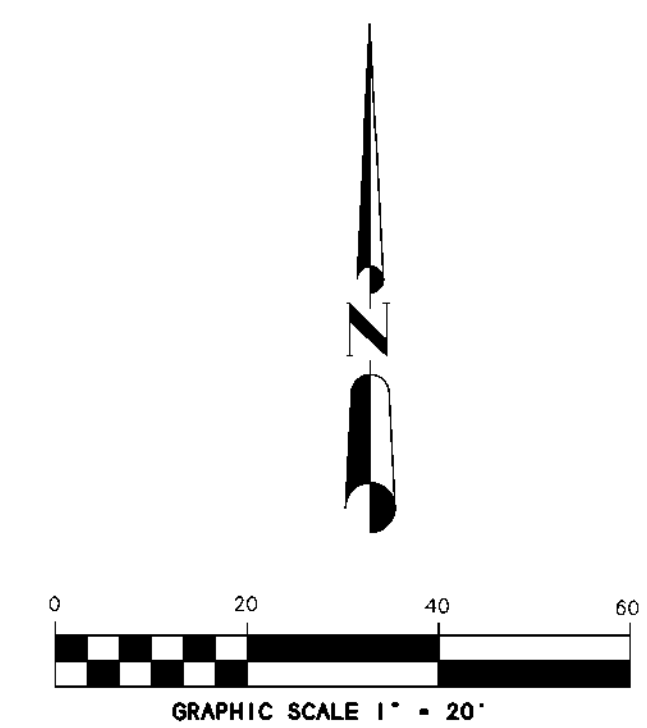
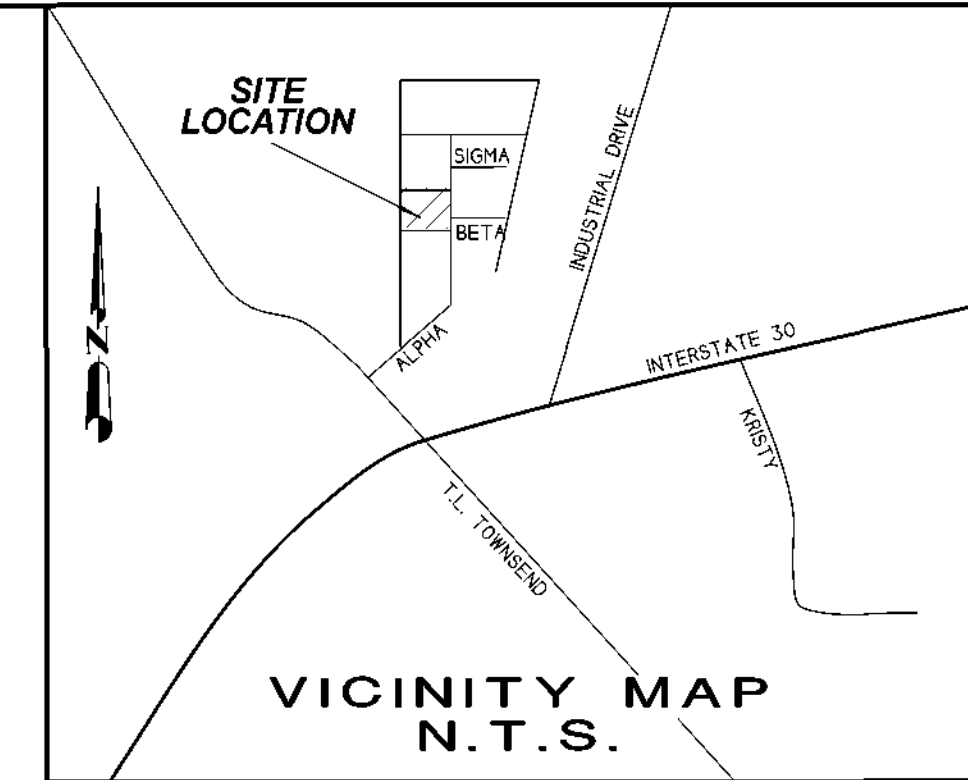
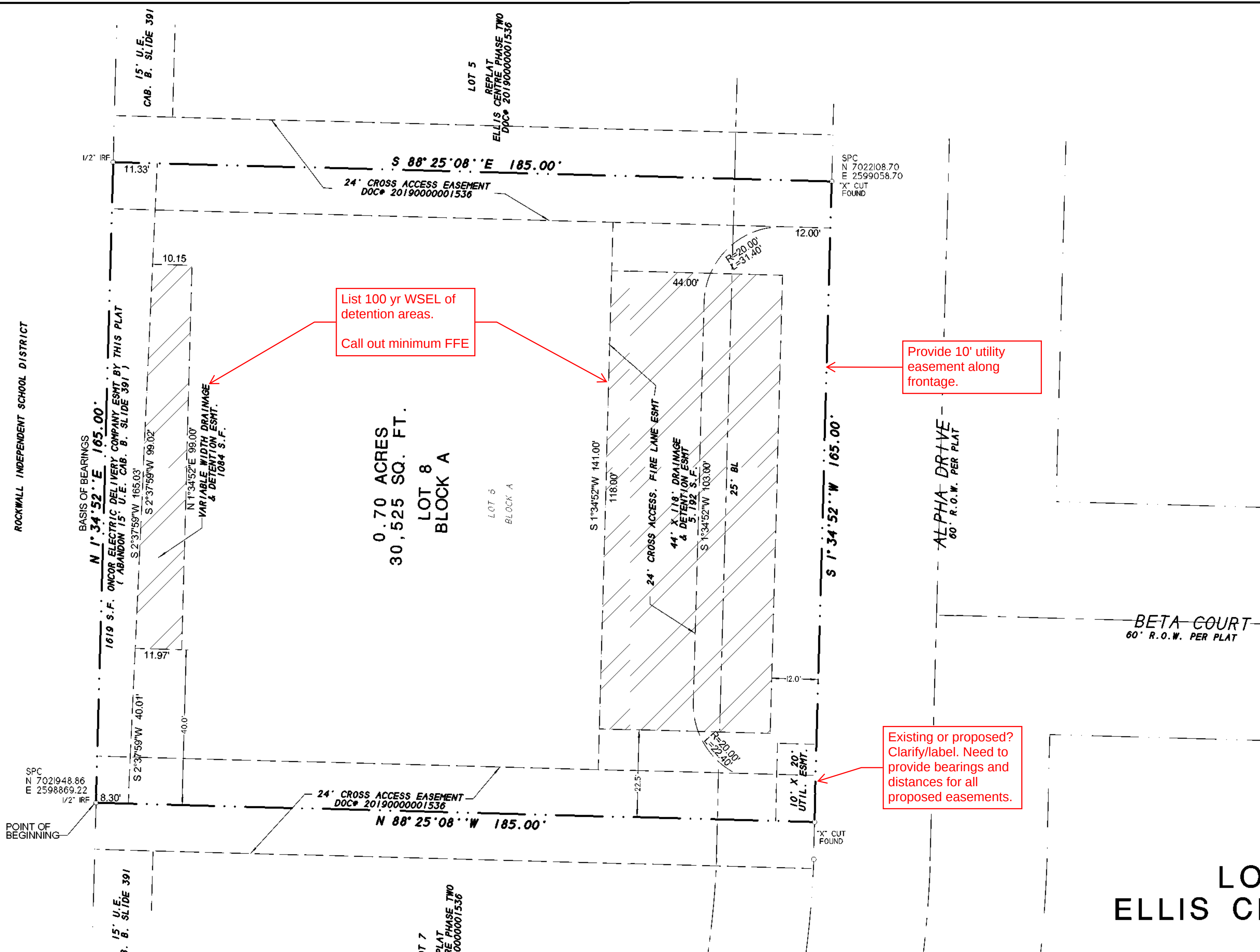
PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 0.70-acre parcel of land (*i.e. Lot 6, Block A, Ellis Centre Phase 2 Addition*) to establish the necessary easements for the construction of a medical office building on the subject property.
- ☑ Background. The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a *medical office building*. This site plan was never executed and expired on July 14, 2022. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-005*] for a medical 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 Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat 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 Replat for *Lot 9, Block A, Ellis Centre Phase 2 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 Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



FINAL PLAT
LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE
W	WATER
E	ELECTRIC
S	SEWER
P	POWER
F	FIRE
L	LIGHT
U	UTILITY
W	WATER
E	ELECTRIC
S	SEWER
P	POWER
F	FIRE
L	LIGHT
U	UTILITY

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

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

List 100 yr WSEL of detention areas.
Call out minimum FFE

Provide 10' utility easement along frontage.

Existing or proposed? Clarify/label. Need to provide bearings and distances for all proposed easements.

Include the latest general notes on the plat that are applicable.



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 1940 Alpha Dr., Rockwall, TX 75407

SUBDIVISION ELLIS CENTRE PHASE TWO

LOT

6

BLOCK

A

GENERAL LOCATION At the intersection of Alpha Dr. and

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1

CURRENT USE L1

PROPOSED ZONING L1

PROPOSED USE L1

ACREAGE 0.70

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER Adat Construction LLC

☒ APPLICANT Adat Construction LLC

CONTACT PERSON Ankit Parmar

CONTACT PERSON Ankit Parmar

ADDRESS

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

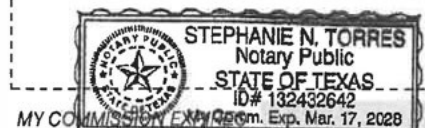
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 2025. 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."

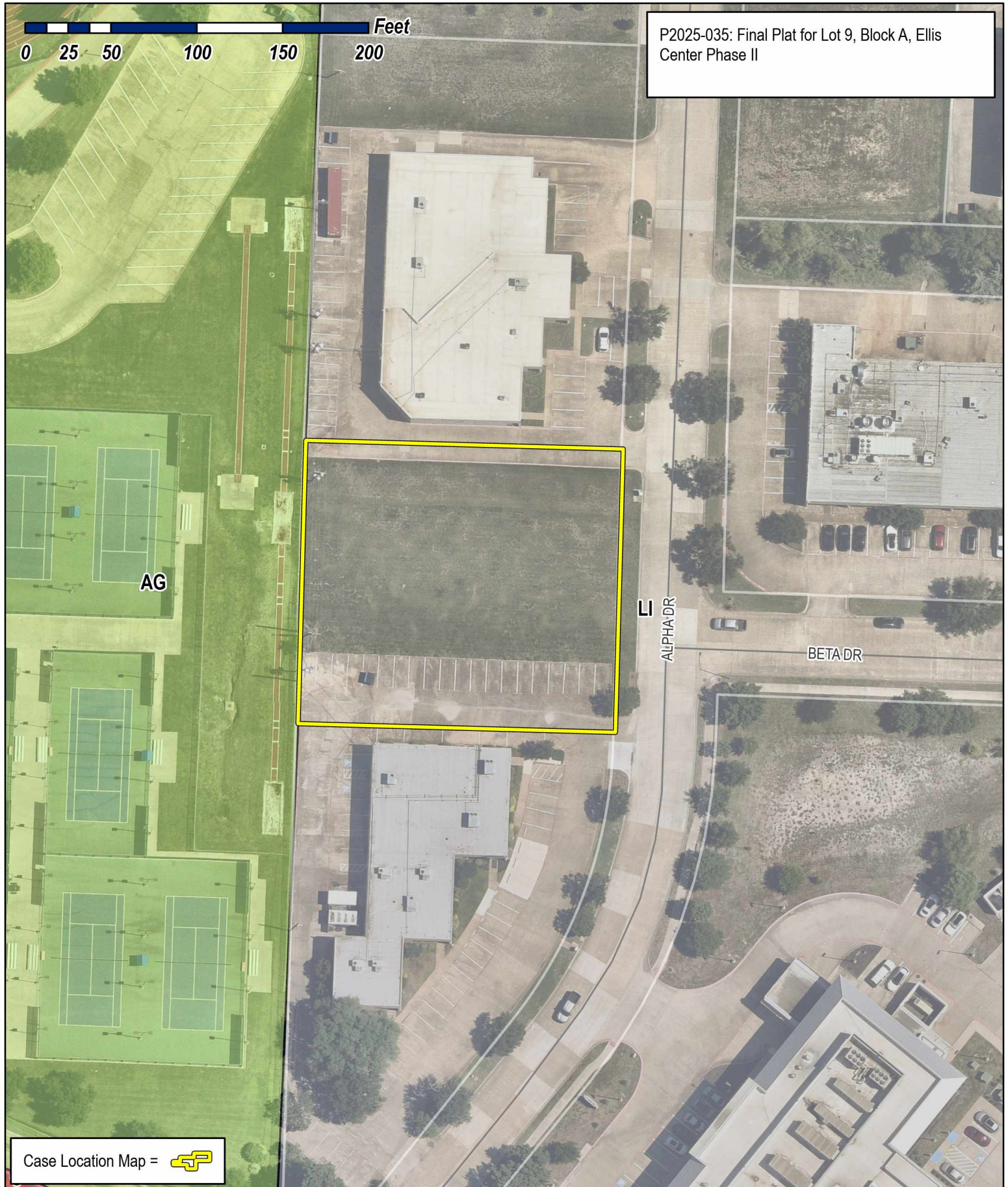
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF September, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY WITHOUT BOND



P2025-035: Final Plat for Lot 9, Block A, Ellis Center Phase II

0 25 50 100 150 200 Feet

AG

ALPHA DR

BETA DR

Case Location Map = 

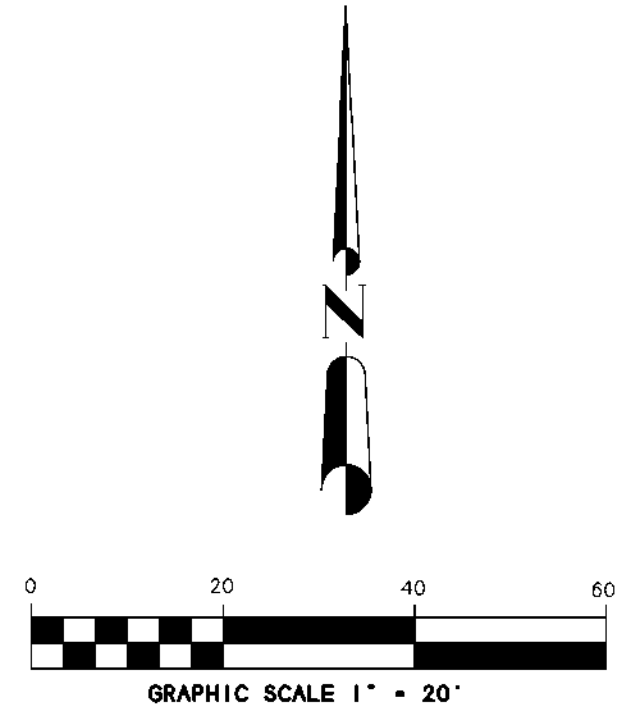
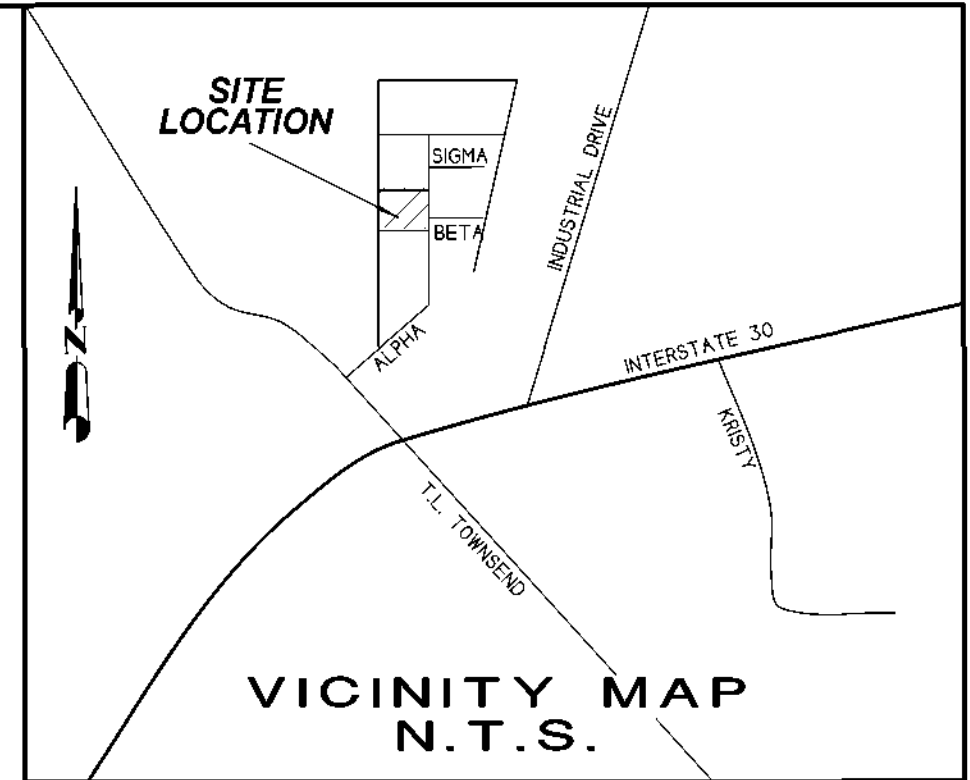
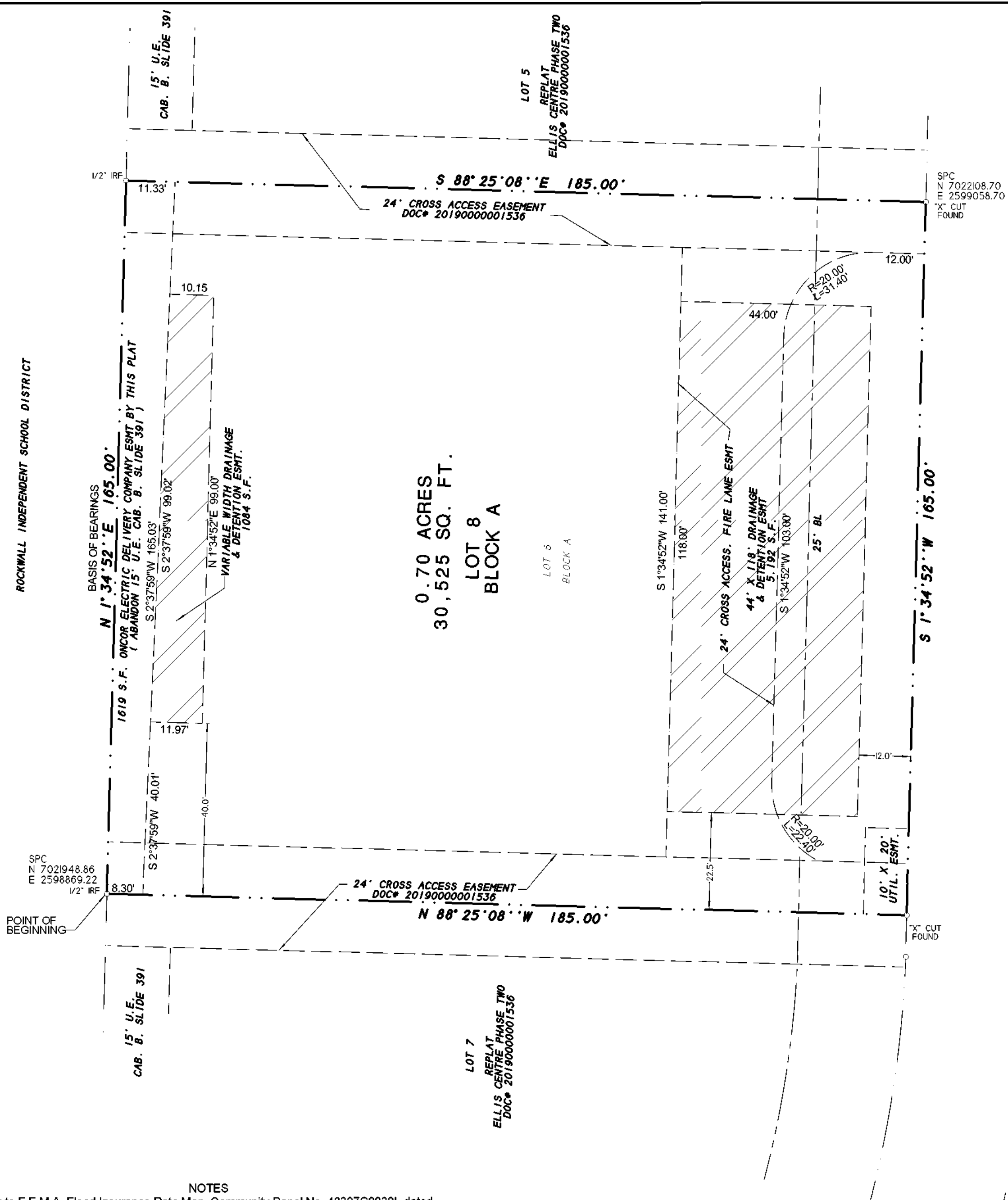


City of Rockwall

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.





FINAL PLAT
LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 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, as required under Ordinance 83-54.

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE# 20130105-6RP
CLIENT ADAT

SYMBOL LEGEND											
TV	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
TELEPHONE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
CABLE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELEC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELECTRIC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 2019000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the northeast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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:

- 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF _____

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

Notary Public in and for the State of Texas

My Commission Expires: _____

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 _____, _____.

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

City Engineer _____ Date _____

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TELEVISION CABLE RISER	GAS RISER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELECTRIC METER	ELEC BOX	WM WATER METER	LP LIGHT POLE	1/2\"/>
FENCE	SUBSURFACE JUNCTION BOX	A/C COND.	AIR COND.	PROPANE TANK
EASEMENT LINE				
PROPERTY LINE				

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RF
CLIENT ADAT

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



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: October 6, 2025
APPLICANT: Ankit Pamar; *Adat Construction LLC*.
CASE NUMBER: P2025-035; *Replat for Lot 9, Block A, Ellis Centre Phase 2*

SUMMARY

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 0.70-acre parcel of land (*i.e. Lot 6, Block A, Ellis Centre Phase 2 Addition*) to establish the necessary easements for the construction of a medical office building on the subject property.
- ☑ Background. The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a *medical office building*. This site plan was never executed and expired on July 14, 2022. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-005*] for a medical office building on the subject property.
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- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ 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 Replat for Lot 9, Block A, Ellis Centre Phase 2 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 Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1940 Alpha Dr., Rockwall, TX 75407

SUBDIVISION ELLIS CENTRE PHASE TWO

LOT

6

BLOCK

A

GENERAL LOCATION At the intersection of Alpha Dr. and

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1

CURRENT USE L1

PROPOSED ZONING L1

PROPOSED USE L1

ACREAGE 0.70

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER Adat Construction LLC

☒ APPLICANT Adat Construction LLC

CONTACT PERSON Ankit Parmar

CONTACT PERSON Ankit Parmar

ADDRESS

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

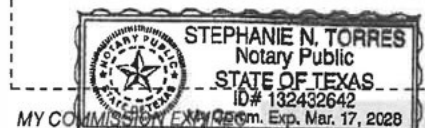
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 2025. 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."

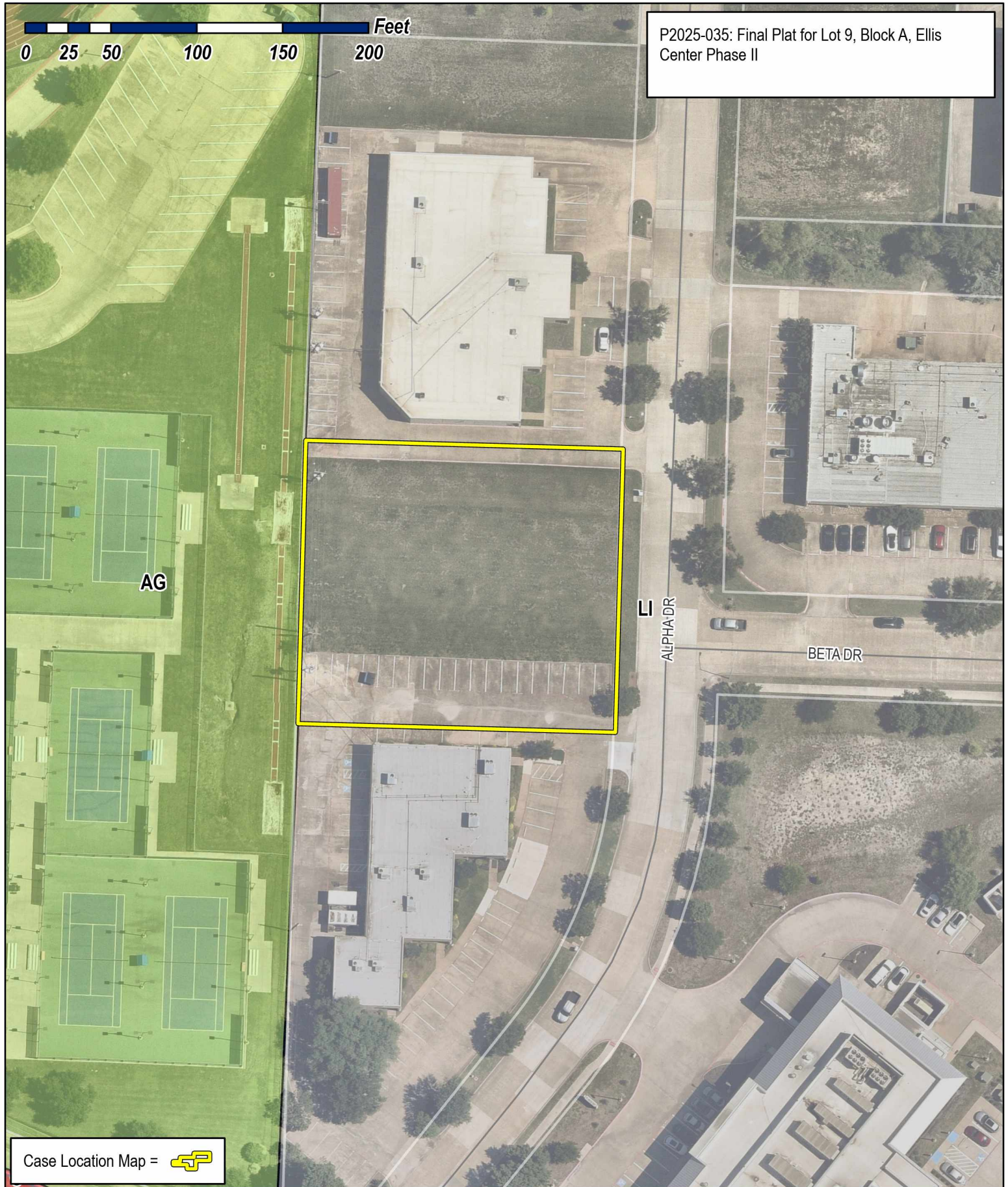
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF September, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY WITHOUT BOND



P2025-035: Final Plat for Lot 9, Block A, Ellis Center Phase II

0 25 50 100 150 200 Feet

AG

ALPHA DR

BETA DR

Case Location Map = 

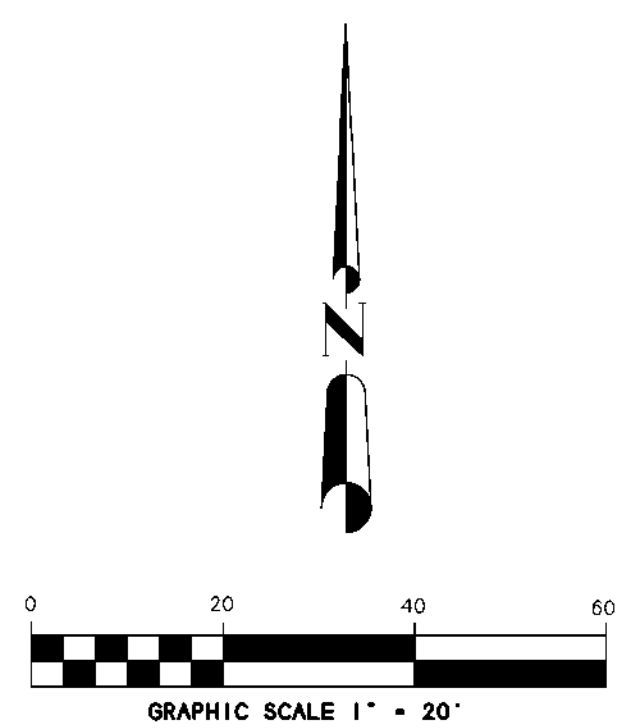
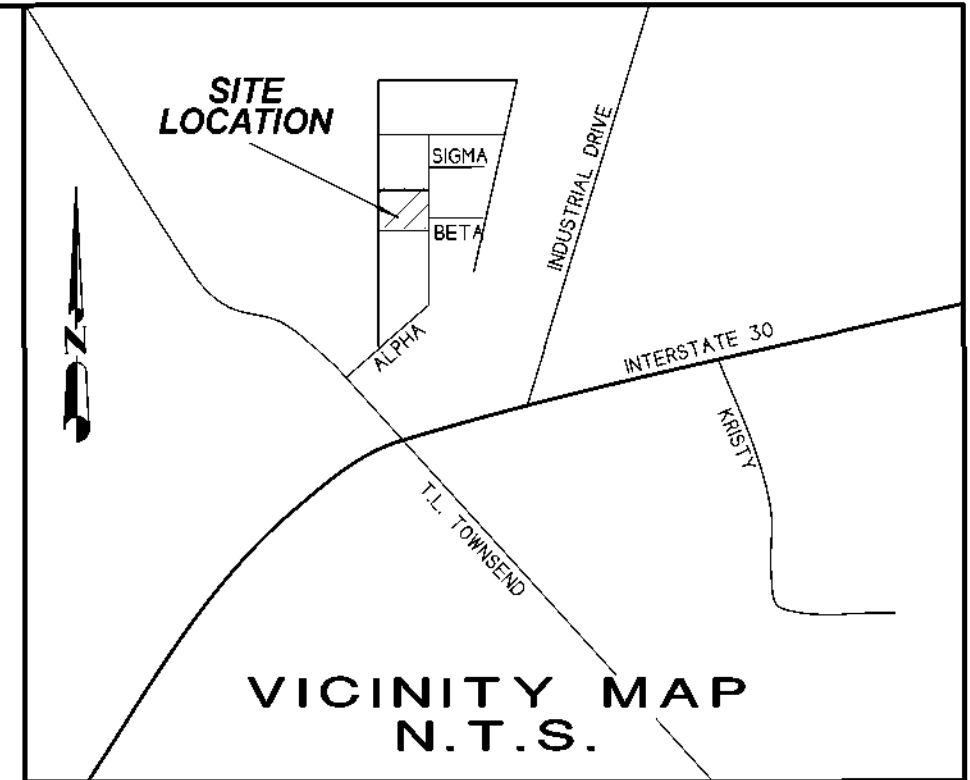
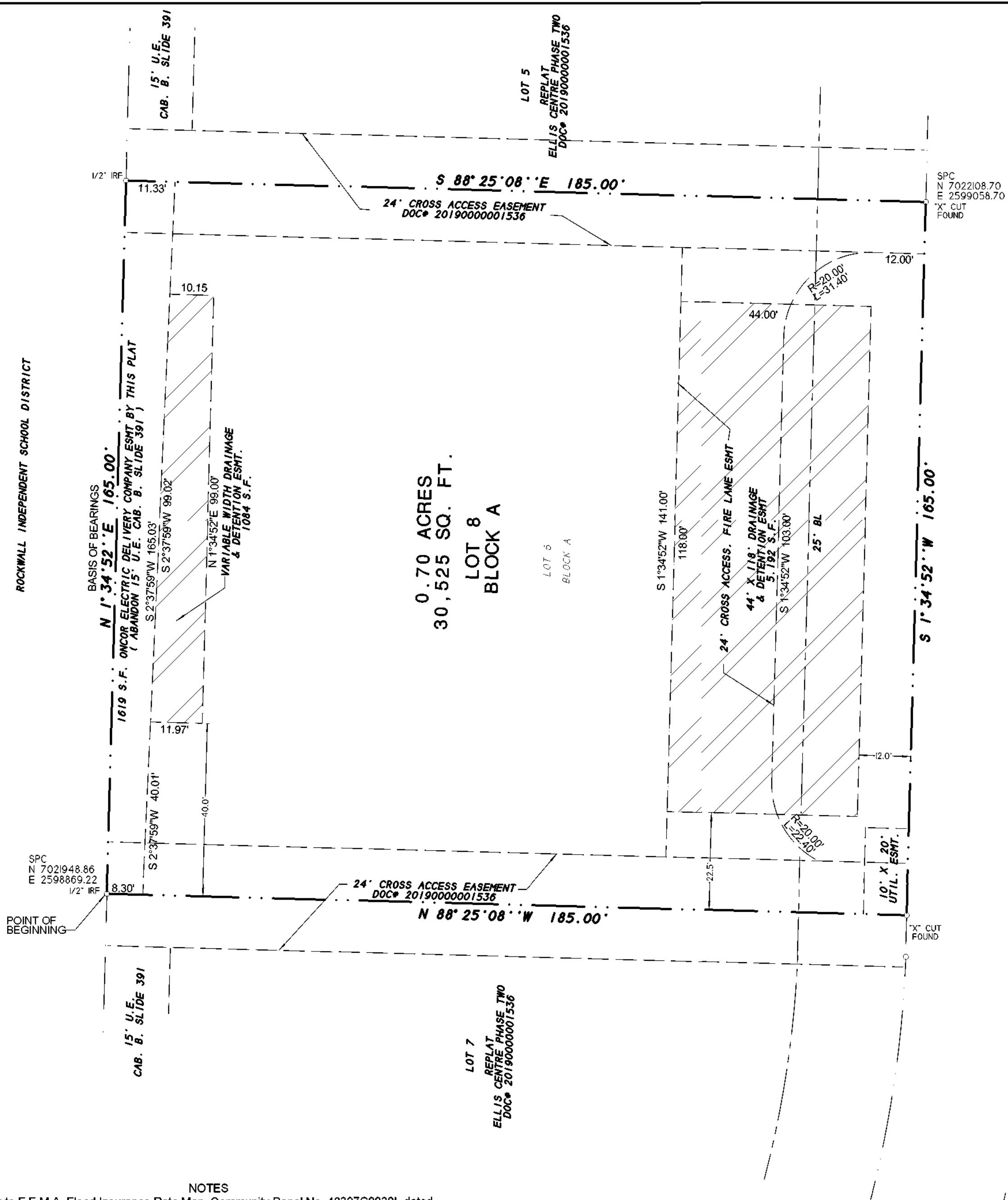


City of Rockwall

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.





FINAL PLAT
LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO
BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO
1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.
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, as required under Ordinance 83-54.

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE# 20130105-6RP
CLIENT ADAT

SYMBOL LEGEND											
TV	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
TELEPHONE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
CABLE	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELEC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
ELECTRIC	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP
WATER	GPS	EL	FW	PP	PP	PP	PP	PP	PP	PP	PP

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 20190000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the west right-of-way line of Alpha Drive, at the southeast corner of said Lot 6, Block A;

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 6, Block A, a distance of 165.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 6, Block A and southwest corner of Lot 5;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the notheast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING and containing 30,525 square feet or 0.70 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 th eir 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.
- 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 of any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 , .

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

City Engineer Date

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FF FIRE HYDRANT	PP POWER POLE	LP LIGHT POLE	1/2" IRON ROD FOUND 1 CORNER	PROVINE TANK	ASPH. CONC. DRAIN	PROPERTY LINE	EASEMENT LINE	FENCE
ELEC ELECTRIC METER	ELEC ELECTRIC BOX	WTR WATER METER	WTR WATER SUBSURFACE JUNCTION BOX	WTR WATER METER	WTR WATER SUBSURFACE JUNCTION BOX	WTR WATER METER	WTR WATER SUBSURFACE JUNCTION BOX	WTR WATER METER	WTR WATER SUBSURFACE JUNCTION BOX	WTR WATER METER	WTR WATER SUBSURFACE JUNCTION BOX

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RP
CLIENT ADAT



DATE: October 8, 2025

TO: Ankit Parmar
709 Cornell Drive
Rockwall, Texas 75087

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

SUBJECT: P2025-035; *Replat for Lot 9, Block A, Ellis Centre, Phase 2*

Ankit:

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 October 6, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

City Council

On October 6, 2025, 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*.

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 at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department