


Z2015-031 - LAJOLLA POINT CAR WASH  
 SUP - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.

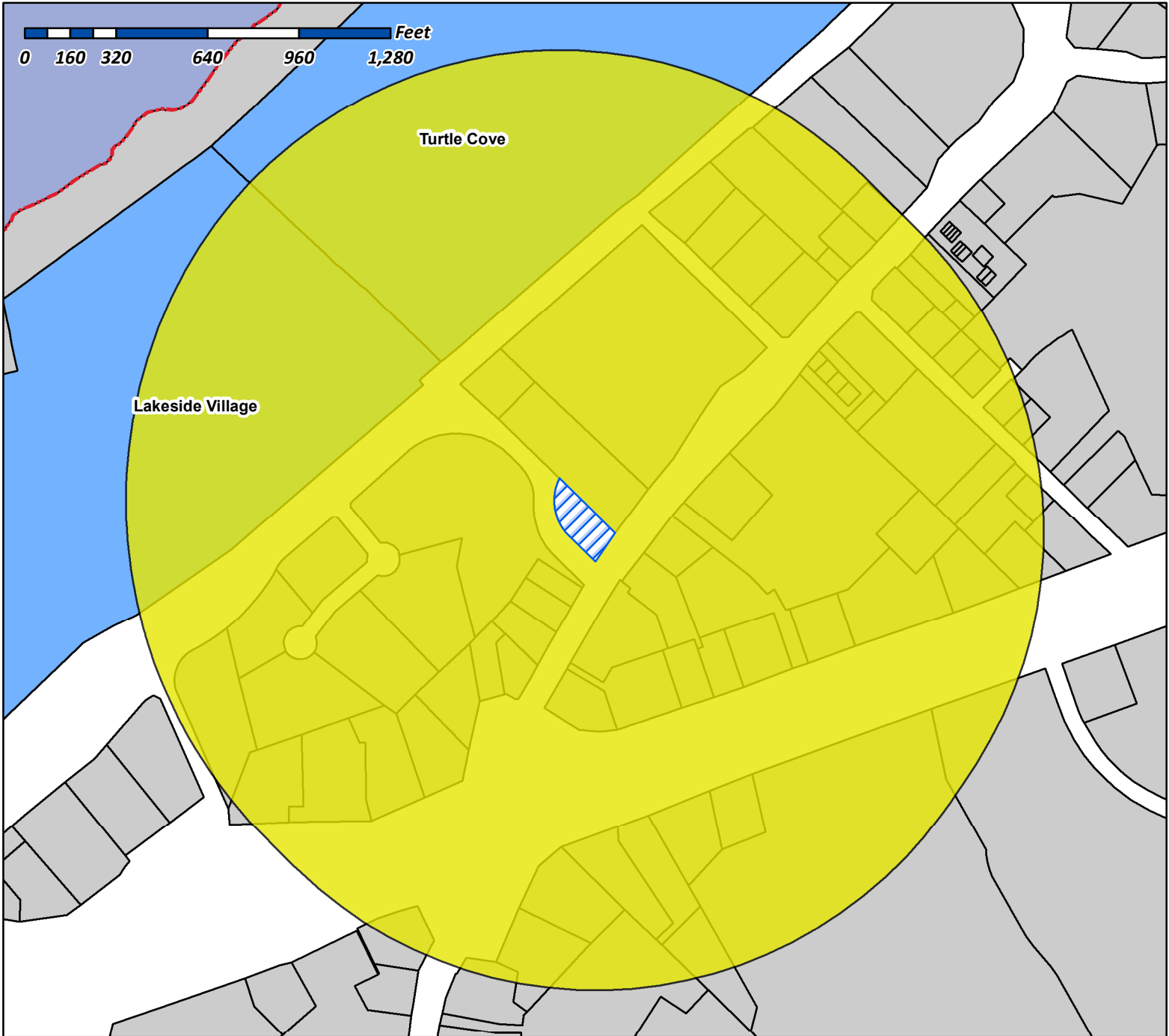




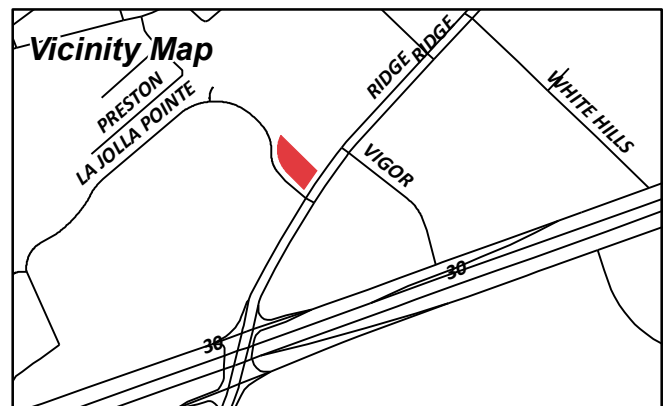
# City of Rockwall

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.



**Case Number:** Z2015-031  
**Case Name:** La Jolla Point Addition Car Wash  
**Case Type:** Specific Use Permit  
**Zoning:** Commercial  
**Case Address:** Corner of La Jolla Point and Ride Rd.



**Date Created:** 11/13/2015

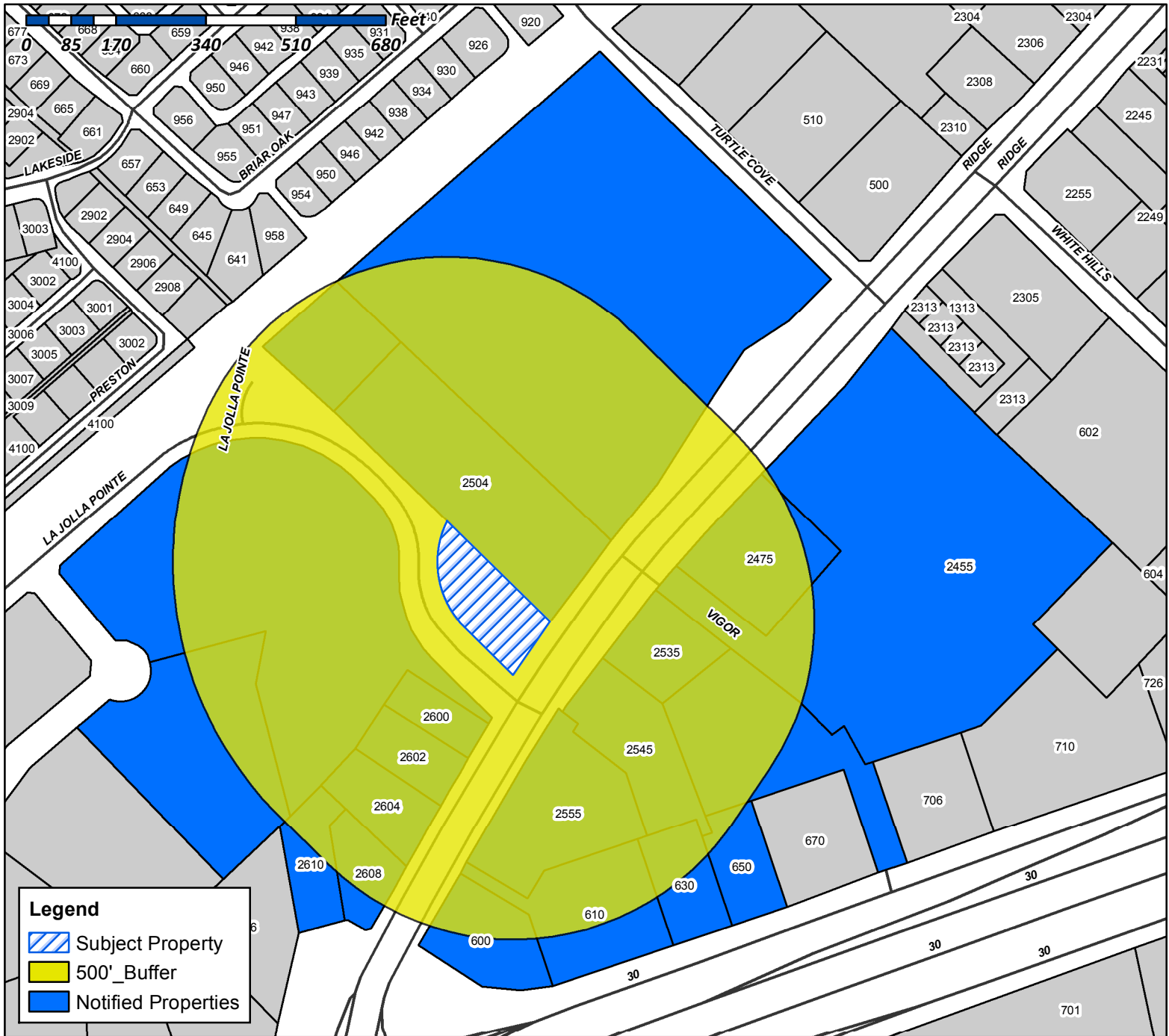
For Questions on this Case Call (972) 771-7745



# 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.



**Case Number:** Z2015-031  
**Case Name:** La Jolla Point Addition Car Wash  
**Case Type:** Specific Use Permit  
**Zoning:** Commercial  
**Case Address:** Corner of LaJolla Point and Ridge Rd.



**Date Created:** 11/13/2015

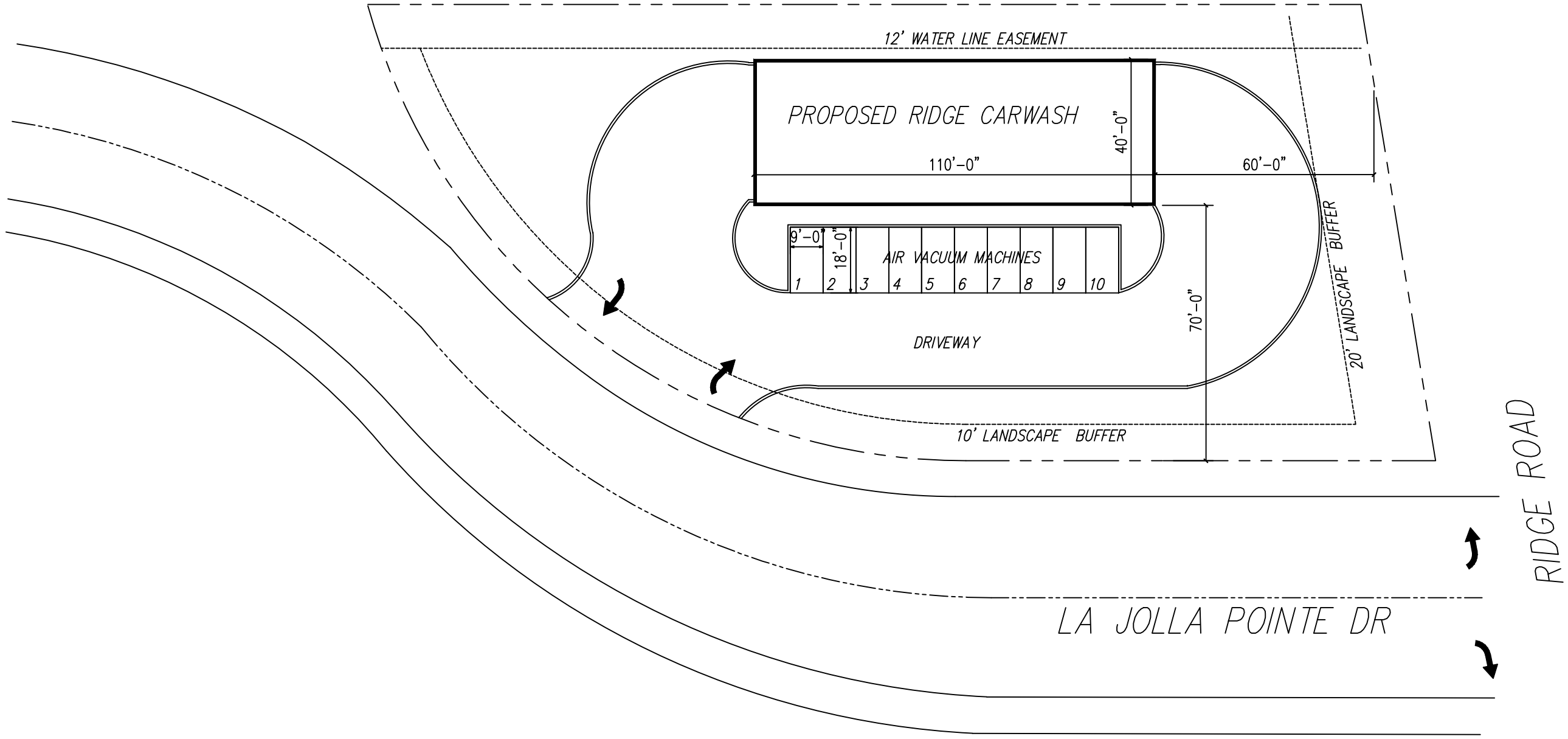
**For Questions on this Case Call (972) 771-7745**

## Letter of Explanation

The intended business is a fully automated express exterior car wash with water reclaim system.

The customer drives up to the conveyer belt, puts the car into neutral and stays in the vehicle. The vehicle is then pulled into a tunnel via the conveyor belt. The car is washed and dried in the tunnel without the customer getting out of the car. The customer is out in less than 5 minutes.

Free vacuum stations are provided for self vacuum if needed.



12' WATER LINE EASEMENT

PROPOSED RIDGE CARWASH

110'-0"

40'-0"

60'-0"

9'-0"	AIR VACUUM MACHINES									
18'-0"	1	2	3	4	5	6	7	8	9	10

DRIVEWAY

70'-0"

20' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

LA JOLLA POINTE DR

RIDGE ROAD

## Legal Description of Property

**Legal Description:** LA JOLLA POINTE ADDITION PH 2, BLOCK D, LOT 1,  
ACRES 0.688

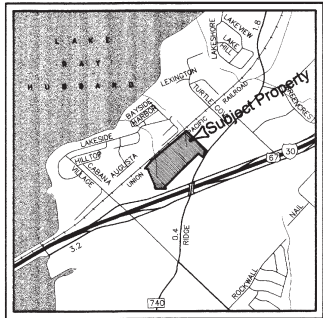
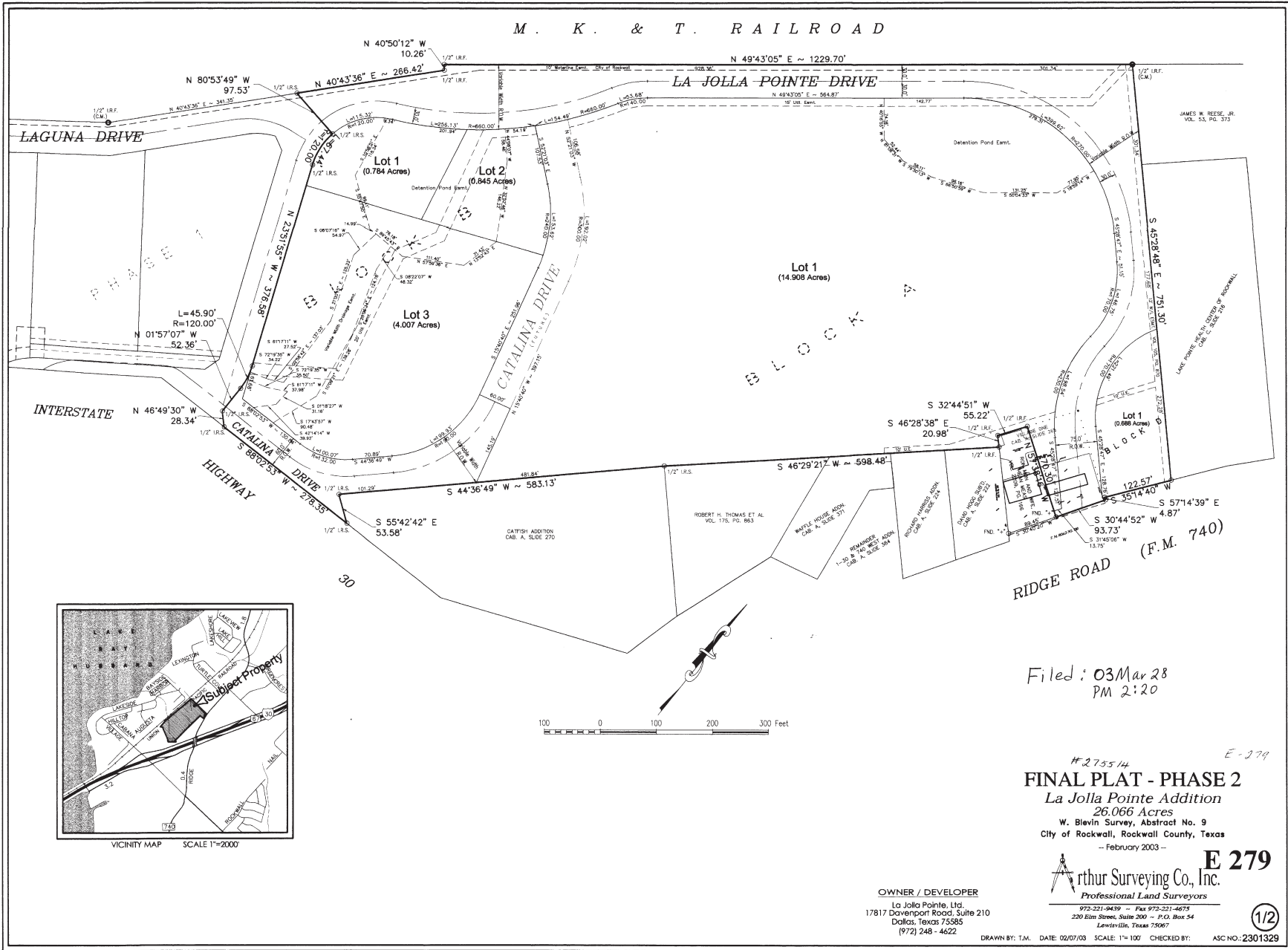
**Property ID:** 58795

**Geographic ID:** 4119-000D-0001-00-0R

This property is on the corner of Ridge road drive and La Jolla Pointe drive

Survey Plat is attached.

M. K. & T. RAILROAD



Filed: 03 Mar 28  
PM 2:20

#273514 E-279  
**FINAL PLAT - PHASE 2**  
 La Jolla Pointe Addition  
 26.066 Acres  
 W. Blevin Survey, Abstract No. 9  
 City of Rockwall, Rockwall County, Texas  
 - February 2003 -

**E 279**  
 Arthur Surveying Co., Inc.  
 Professional Land Surveyors

OWNER / DEVELOPER  
 La Jolla Pointe, Ltd.  
 17817 Davenport Road, Suite 210  
 Dallas, Texas 75385  
 (972) 248-4622

972-221-9439 - Fax 972-221-4675  
 220 Elm Street, Suite 200 - P.O. Box 54  
 Lewisville, Texas 75067

1/2

DRAWN BY: T.M. DATE: 02/07/03 SCALE: 1" = 100' CHECKED BY: ASC NO.: 2301329

WHEREAS WE, ROCKWAY PARTNERS, L.L.P., are the owners of all that certain lot, tract or parcel of land situated in the W. Blevins Survey, Abstract Number 9, City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockway Partners, L.L.P., recorded in Volume 2625, Page 148 of the Deed Records of Rockwall County, Texas, and a part of that certain tract of land described as Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found at the southwesterly corner of that certain tract of land described by deed to James W. Reese, Jr. recorded in Volume 53, Page 373 of the Deed Records of Rockwall County, Texas, and being in the south line of the Missouri Kansas and Texas Railroad Right-of-Way;

**THENCE** South 45 degrees 28 minutes 47 seconds East, along the south line of said Reese tract and passing the southwesterly corner of Lake Pointe Health Science Center of Rockwall, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 216 of the Plat Records of Rockwall County, Texas, and continuing a total distance of 751.30 feet to a 1/2 inch iron rod set in the south line thereof, said point being in the north line of Ridge Road (F.M. 740), a public roadway;

**THENCE** South 35 degrees 14 minutes 40 seconds West, along the north line of Ridge Road, a distance of 122.57 feet to a 1/2 inch iron rod set in the north line of said Village One;

**THENCE** South 57 degrees 14 minutes 39 East, along the north line of said Village One, a distance of 4.87 feet to a 1/2 inch iron rod set at the northeast corner thereof;

**THENCE** South 30 degrees 44 minutes 52 seconds West, along the north line of Ridge Road, a distance of 93.73 feet, to a "4" found at the west corner of that certain tract of land described to Ron Mon and wife, Heon Meas, recorded in Volume 2209, Page 166 of the Deed Records of Rockwall County, Texas;

**THENCE** North 57 degrees 38 minutes 16 West, along the north line of said Mon-Meas tract, a distance of 170.30 feet to a 1/2 inch iron rod found at the north corner thereof;

**THENCE** South 32 degrees 44 minutes 51 seconds West, along the west line of said Mon-Meas tract, a distance of 55.22 feet to a 1/2 inch iron rod found at the south corner thereof;

**THENCE** South 46 degrees 28 minutes 38 second East, along the southwest line of said Mon-Meas tract, a distance of 20.98 feet to a 1/2 inch iron rod found at the north corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 222 of the Plat Records of Rockwall County, Texas;

**THENCE** South 46 degrees 29 minutes 21 seconds West, along the west line of said David Hogg Subdivision, and passing at 97.18 feet a 3/8 inch iron rod found at the southwest corner thereof, and continuing along said course a total distance of 598.48 feet to a 1/2 inch iron rod set for corner;

**THENCE** South 44 degrees 36 minutes 49 seconds West, along the north line of Catfish Subdivision, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet A, Slide 270 of the Plat Records of Rockwall County, Texas, a distance of 583.13 feet to a 1/2 inch iron rod set at the southwest corner thereof;

**THENCE** South 55 degrees 42 minutes 42 minutes East, along the south line of said Catfish Addition, a distance of 53.58 feet, to a 1/2 inch iron rod set at the southwest corner thereof, said point being in the north line of Interstates Highway 30 (I-30);

**THENCE** South 88 degrees 02 minutes 53 seconds West, along the aforementioned north line of I-30, a distance of 278.35 feet to a 1/2 inch iron rod set at the intersection of the north of I-30 and the north line of La Jolla Pointe Drive, said line being the north line of Phase 1, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 281 of the Plat Records of Rockwall County, Texas;

**THENCE** the following six (6) calls along the aforementioned north line:

North 46 degrees 49 minutes 30 seconds West, a distance of 28.34 feet to a 1/2 inch iron rod set for corner,

North 01 degrees 57 minutes 07 seconds West, a distance of 52.36 feet to a 1/2 inch iron rod set for corner,

Northwesterly along a curve to the left having a radius of 120.00 feet, a delta of 21 degrees 54 minutes 48 seconds, and having an arc length of 45.90 feet, whose chord bears North 12 degrees 54 minutes 31 seconds East, a distance of 45.62 feet to a 1/2 inch iron rod set for corner,

North 23 degrees 51 minutes 55 seconds West, a distance of 376.58 feet to a 1/2 inch iron rod set for corner,

Northwesterly along a curve to the right having a radius of 120.00 feet, a delta of 32 degrees 12 minutes 01 seconds, and having an arc length of 67.44 feet, whose chord bears North 07 degrees 45 minutes 54 seconds West, a distance of 66.56 feet, to a 1/2 inch iron rod set for corner,

North 80 degrees 53 minutes 49 seconds West, a distance of 97.53 feet to a 1/2 inch iron rod set at the most westerly northwest corner of said Phase 1, La Jolla Pointe Addition, said point being in the south line of said Missouri Kansas and Texas Railroad Right-of-Way;

**THENCE** North 40 degrees 43 minutes 36 seconds East, along the south line of aforementioned railroad, a distance of 266.42 feet to a 1/2 inch iron rod found;

**THENCE** North 40 degrees 43 minutes 36 seconds West, continuing along said railroad, a distance of 10.26 feet to a 1/2 inch iron rod found;

**THENCE** North 48 degrees 43 minutes 05 seconds East, continuing along said railroad, a distance of 1229.70 feet, to the **POINT OF BEGINNING**, and containing 26,408 acres of land, more or less, and being subject to any and all easements that may affect.

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]*  
Planning and Zoning Commission

Date: 3-25-2003

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 4th day of November 2002

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk, Rockwall County, Texas, within one hundred twenty (120) days from a said date of final approval. Said addition shall be subject to the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 28th day of March

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary of Rockwall



**NOTE:** It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, 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 availability for water for personal use and fire protection within such plat, as required under Ordinance 93-54.

**APPROVED**

*[Signature]* 3-26-03  
City Engineer  
City of Rockwall

1. the undersigned, Michael E. Horn, President of Delta Advisor, Inc., a Texas Corporation, General partner of the Land Shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION, PHASE 2**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever of streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the La Jolla Pointe Addition, Phase 2, have been notified and signed this plat.

1. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. I also understand the following:

1. No Building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

ROCKWAY PARTNERS, L.L.P.  
L.P.V., INC. GENERAL PARTNER

Dated: 3/25/03 By: *[Signature]*  
John Hammerbeck  
President

STATE OF TEXAS  
COUNTY OF *[Signature]*

This instrument was acknowledged before me on the 25th March 2003

*[Signature]*  
Notary Public in and for the State of Texas  
My commission expires: 11/21/07



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly placed under my personal supervision in accordance with Plotting Rules and Regulations of the Professional Commission of the City of Rockwall, Rockwall County, Texas.

*[Signature]*  
Douglas L. Arthur  
Registered Professional Land Surveyor No. 4357



STATE OF TEXAS  
COUNTY OF DENTON

This instrument was acknowledged before me on the 24th March 2003

*[Signature]*  
Notary Public in and for the State of Texas  
My commission expires: 11/11/03



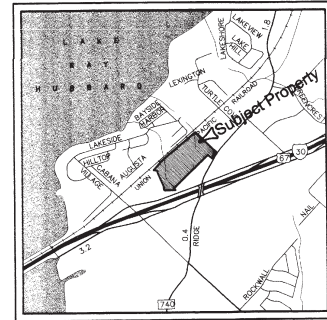
**NOTES**

1. Bearings based on west line of Rockway Partners, L.L.P. tract recorded in Volume 2625, Page 145 of the Deed Records of Rockwall County, Texas.
2. All corner are 1/2 inch iron rods set, unless otherwise noted.
3. No portion of subject property appears to lie within a special flood hazard area according to the FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, Community/Panel No. 480547 0005 C, Dated June 16, 1992.

**OWNER / DEVELOPER**

La Jolla Pointe, Ltd.  
17817 Davenport Road, Suite 210  
Dallas, Texas 75285  
(972) 248-4622

DRAWN BY: T.M. DATE: 02/07/03 SCALE: 1"=100' CHECKED BY: ASC NO: 2301329



VICINITY MAP SCALE 1"=2000'

Filed: 03 Mar 28  
PM 2:20

FILED FOR RECORD  
ROCKWALL, TEXAS  
03 MAR 28 PM 2:20  
WILLIE B. STURKS  
CO. CLERK  
BY: [Signature] DEPUTY

**FINAL PLAT - PHASE 2**  
La Jolla Pointe Addition

26.066 Acres  
W. Blevins Survey, Abstract No. 9  
City of Rockwall, Rockwall County, Texas

- February 2003 -

**E 280**  
Arthur Surveying Co., Inc.  
Professional Land Surveyors

972-221-9439 ~ Fax 972-221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067  
(972) 248-4622

