



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-014

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 (300+20*2.893=\$357.86)
- 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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address **2620 SUNSET RIDGE DRIVE**

Subdivision **HARBOR DISTRICT ADDITION** Lot **1** Block **B**

General Location **AT THE NORTHWEST CORNER OF SUNSET RIDGE AND HARBOR HEIGHTS DRIVE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-32	Current Use	NONE
Proposed Zoning	PD-32	Proposed Use	RESTAURANT AND RETAIL
Acreage	2.893	Lots [Current]	1
		Lots [Proposed]	1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	101 HUBBARD DR, LLC	<input checked="" type="checkbox"/> Applicant	TEAGUE, NALL AND PERKINS, INC.
Contact Person	DAN BOBST	Contact Person	CAMERON SLOWN
Address	2701 SUNSET RIDGE DR SUITE 610	Address	825 WATTERS CREEK BLVD. SUITE M300
City, State & Zip	ROCKWALL, TX 75032	City, State & Zip	ALLEN, TX 75013
Phone		Phone	817-889-5050
E-Mail	DWBOBST@TRENDHR.COM	E-Mail	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared D.W. Bobst [Owner] the undersigned, who stated the information on this application to be true and certified the following:

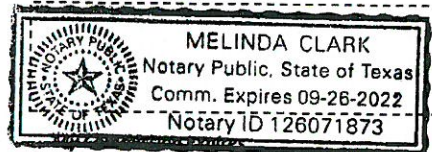
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 357.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

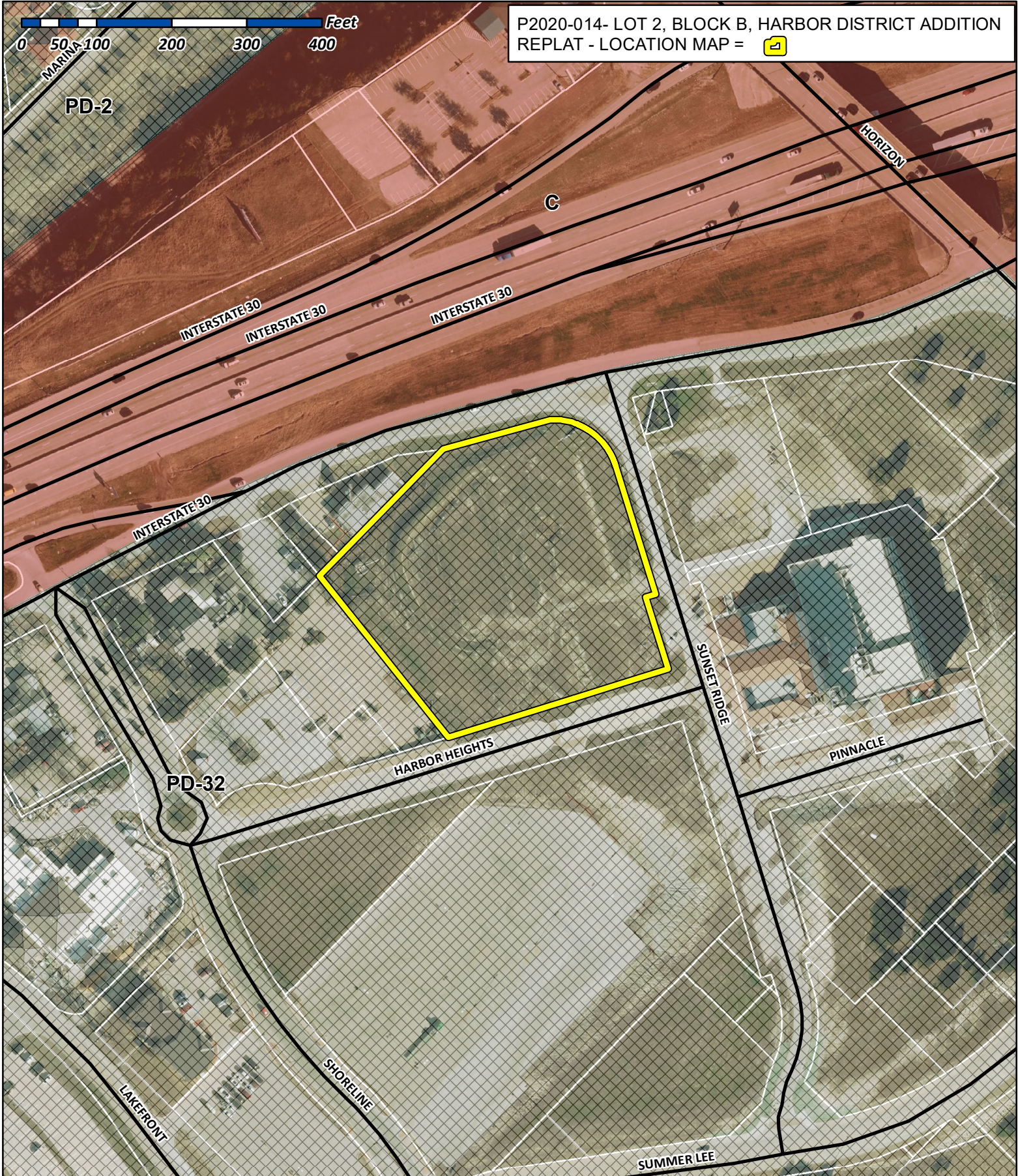
Given under my hand and seal of office on this the 18 day of March, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

D.W. Bobst
Melinda Clark





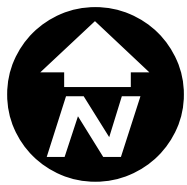
P2020-014- LOT 2, BLOCK B, HARBOR DISTRICT ADDITION
 REPLAT - LOCATION MAP = [yellow square icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





GENERAL NOTES:

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

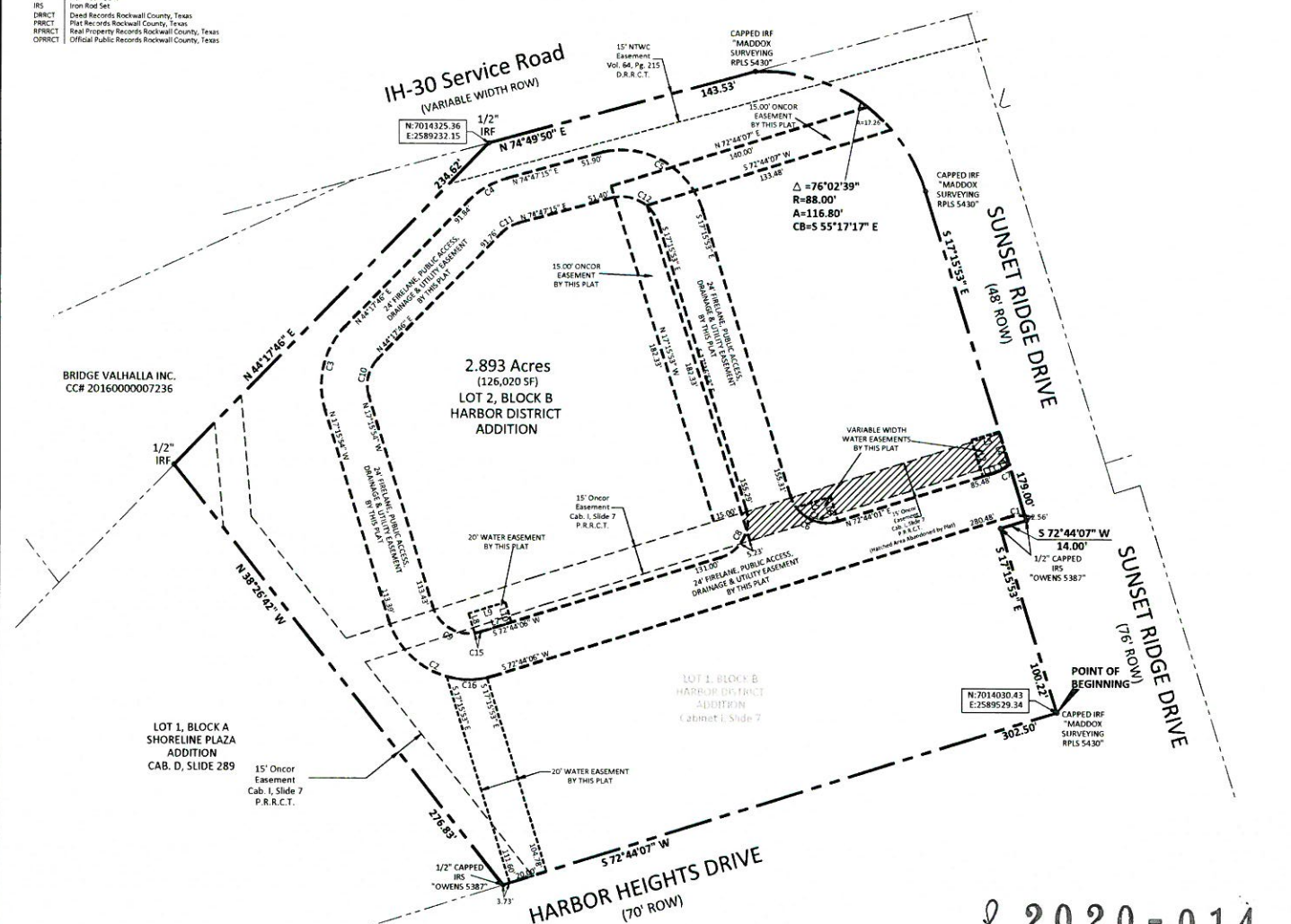
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Lot 1, Block B, Harbor District Addition recorded in Cabinet 1, Slide 7, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRMCT	Deed Records Rockwall County, Texas
PRMCT	Plat Records Rockwall County, Texas
RPRMCT	Real Property Records Rockwall County, Texas
OPRRECT	Official Public Records Rockwall County, Texas



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	24°30'47"	20.50'	8.77'	N 84°59'31" E
C2	90°00'00"	44.00'	69.12'	S 62°15'54" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
C4	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.00'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	21.49'	N 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" E

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P _____

**FINAL PLAT
HARBOR DISTRICT ADDITION
LOT 2, BLOCK B**

1 LOT TOTALING 2.893 ACRES
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION
2.893 ACRES (126,020 SQUARE FEET)
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
361 HARBOR DR LLC
2701 Sunset Ridge Dr
Suite 610
Rockwall, TX 75087

ENGINEER:
R.S. Watters Creek Blvd., Suite M300
Allen, Texas 75013
972-643-9887
rdw@rsgroup.com

Scale: 1" = 40'	Checked By: F.R. Owens
Date: February 6, 2020	P.C.: Cray/Spradling
Technician: Bedford/Spradling	File: HARBOR LOT 2, B, B
Drawn By: Bedford/Spradling	Job. No.: 400-022
	GF No.:

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.bedfordgroup.com, info@bedfordgroup.com

Bedford Group, Inc.
Registered Professional Land Surveyors

Sheet: 1
Of: 2

2020-014

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS 101 HUBBARD DRIVE LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, SOUTH 72°44'07" WEST a distance of 302.50 feet to a ½ inch iron rod "OWENS 5387" set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, NORTH 38°26'42" WEST a distance of 276.83 feet to a ½ inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 2016000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, NORTH 44°17'46" EAST a distance of 234.62 feet to a ½ inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50" EAST a distance of 143.53 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17" East;

ALONG said curve to the right through a central angle of 76°02'39" for an arch length of 116.80 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

SOUTH 17°15'53" EAST a distance of 179.00 feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 72°44'07" WEST a distance of 14.00 feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 17°15'53" EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.893 acres or 126,020 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, **101 HUBBARD DRIVE LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **HARBOR DISTRICT ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **HARBOR DISTRICT ADDITION** 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 easements as described herein.
 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.
- 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.
7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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, my (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.

101 HUBBARD DRIVE LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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 _____, 2020

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

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 _____ day of _____, 2020.

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.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

**FINAL PLAT
HARBOR DISTRICT ADDITION
LOT 2, BLOCK B**

1 LOT TOTALING 2.893 ACRES
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION
2.893 ACRES (126,020 SQUARE FEET)
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DR LLC 825 Watten Creek Blvd., Suite 1000 Allen, Texas 75013 972-441-9687 cdown@ajbginc.com
Engineer: TSP 825 Watten Creek Blvd., Suite 1000 Allen, Texas 75013 972-441-9687 cdown@ajbginc.com

Scale: 1" = 40'	Checked By: F.R. Owens
Date: February 6, 2020	P.C.: Oyer/Spradling
Technician: Bedford/Spradling	File: 2020-01-23-116
Drawn By: Bedford/Spradling	Job No. 400-022
	GF No.

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REC#10118200

2020-014

N:\ALL FILES\CITY - TNP-400\ROCKWALL\HARBOR LOT 2, BLK B 9-25-19.dwg - REPLAT, 2/27/2020 8:51:50 AM

Polyline Report

Wed Mar 18 10:35:09 2020

Northing	Easting	Bearing	Distance
7013670.51	2590513.81	S 72°44'07" W	302.50
7013580.74	2590224.94	N 38°26'42" W	276.83
7013797.55	2590052.82	N 44°17'46" E	234.62
7013965.48	2590216.67	N 74°49'50" E	143.53
7014003.04	2590355.20		
Radius: 88.00 Chord: 108.41 Degree: 65°06'32" Dir: Right Length: 116.80 Delta: 76°02'39" Tangent: 68.81 Chord BRG: S 55°17'17" E Rad-In: S 03°18'37" E Rad-Out: S 72°44'03" W Radius Point: 7013915.18,2590360.28			
7013941.30	2590444.32	S 17°15'53" E	179.00
7013770.37	2590497.44	S 72°44'07" W	14.00
7013766.21	2590484.07	S 17°15'53" E	100.22
7013670.51	2590513.82		

Closure Error Distance> 0.0071 Error Bearing> N 15°46'58" W
 Closure Precision> 1 in 193654.2 Total Distance> 1367.50
 Polyline Area: 126020 sq ft, 2.8930 acres