



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: *[Signature]*

CITY ENGINEER: *[Signature]*

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
- 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 409 West Washington
 Subdivision Lowe & Allen Addition Lot _____ Block 14
 General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District Current Use Vacant
 Proposed Zoning Downtown District Proposed Use Commercial
 Acreage 0.987 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	<u>Washington Place on Hwy. 66</u>	<input type="checkbox"/> Applicant	<u>Eric L. Davis Engineering</u>
Contact Person	<u>Jimmy McClintock</u>	Contact Person	<u>Zan Gates</u>
Address	<u>2850 Shoreline Trail</u>	Address	<u>P.O. Box 2637</u>
	<u>Suite 200</u>		
City, State & Zip	<u>Rockwall, Texas 75082</u>	City, State & Zip	<u>Forney, Texas 75126</u>
Phone	<u>469-974-8889</u>	Phone	<u>(472) 564-0592 ext. 132</u>
E-Mail	<u>imgc.rw@gmail.com</u>	E-Mail	<u>zgates@eldengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

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

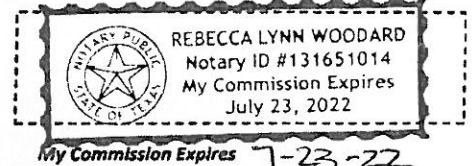
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 2020. By signing this application, 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."

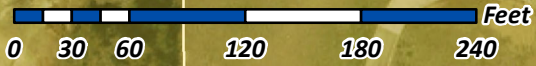
Given under my hand and seal of office on this the 18 day of June, 2020.

Owner's Signature

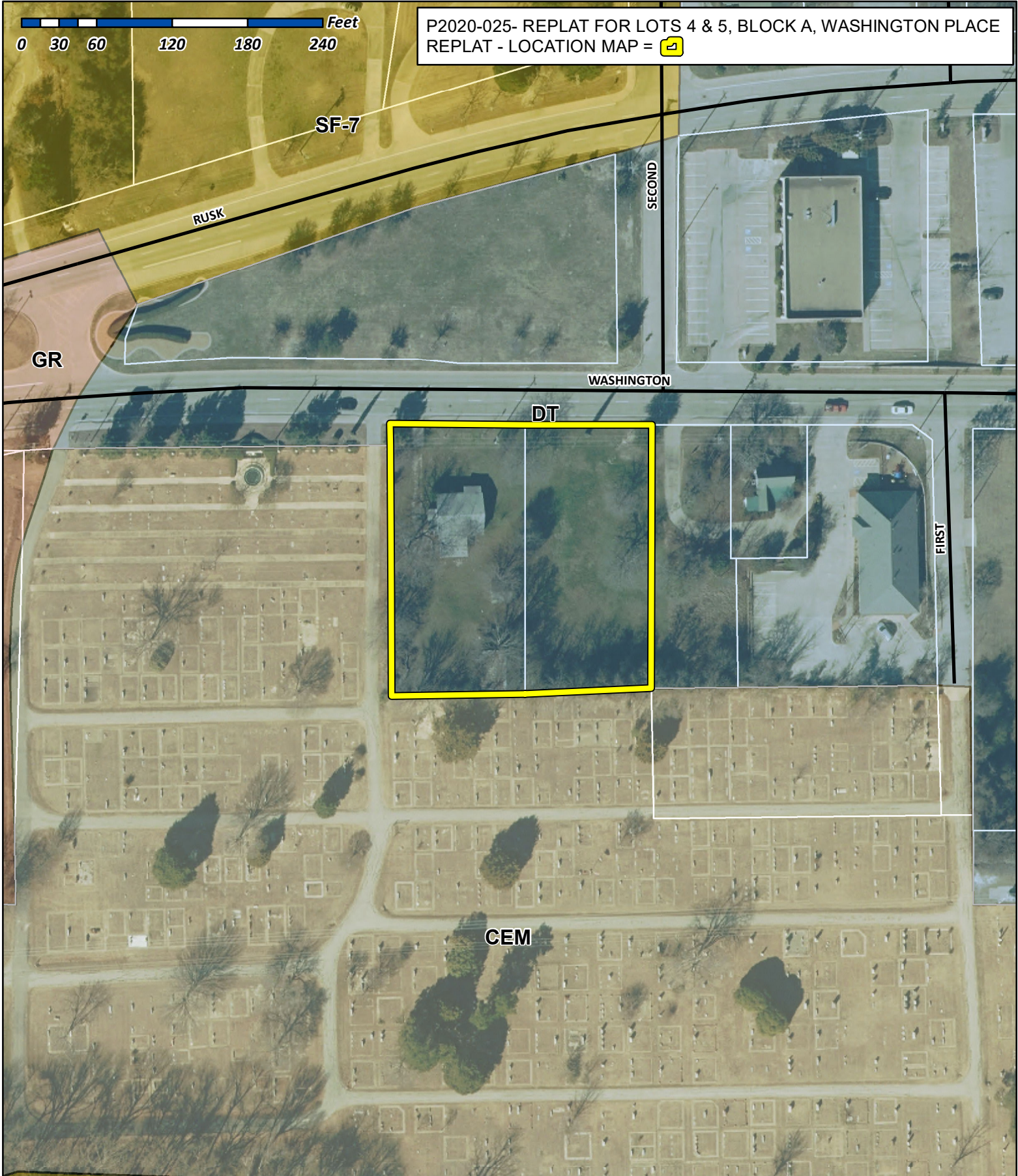
Notary Public in and for the State of Texas

[Signature]





P2020-025- REPLAT FOR LOTS 4 & 5, BLOCK A, WASHINGTON PLACE
REPLAT - LOCATION MAP =



City of Rockwall

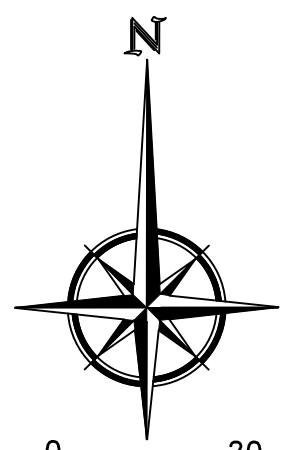
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

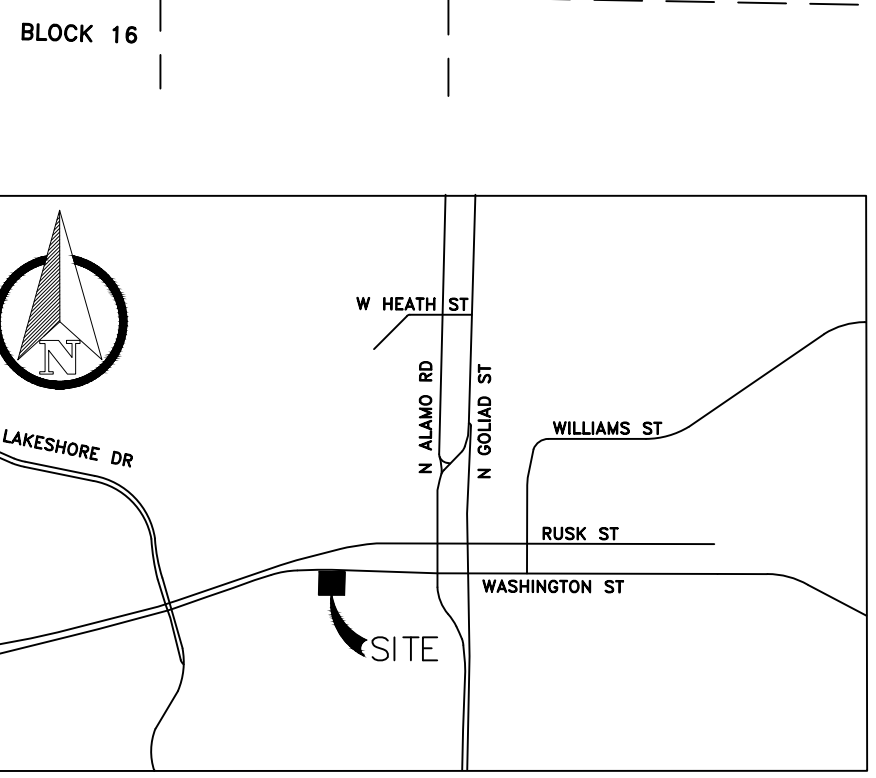
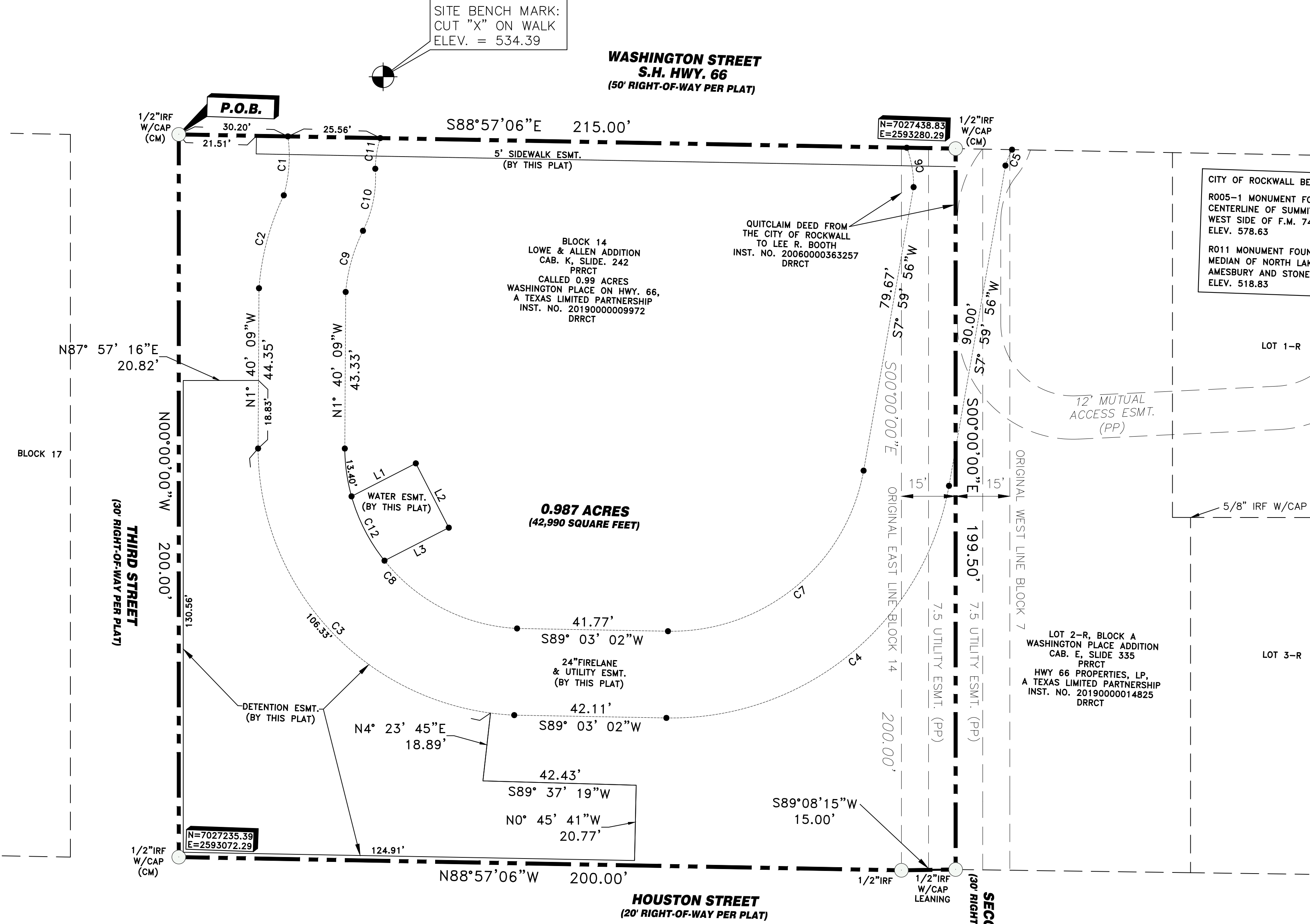
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



- GENERAL NOTES
- Bearings are based on Deed recorded as Instrument No. 201900000992 (DRRCT) as shown hereon.
 - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a 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. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision have been notified and signed this plat. 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 or using same. I 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; 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.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

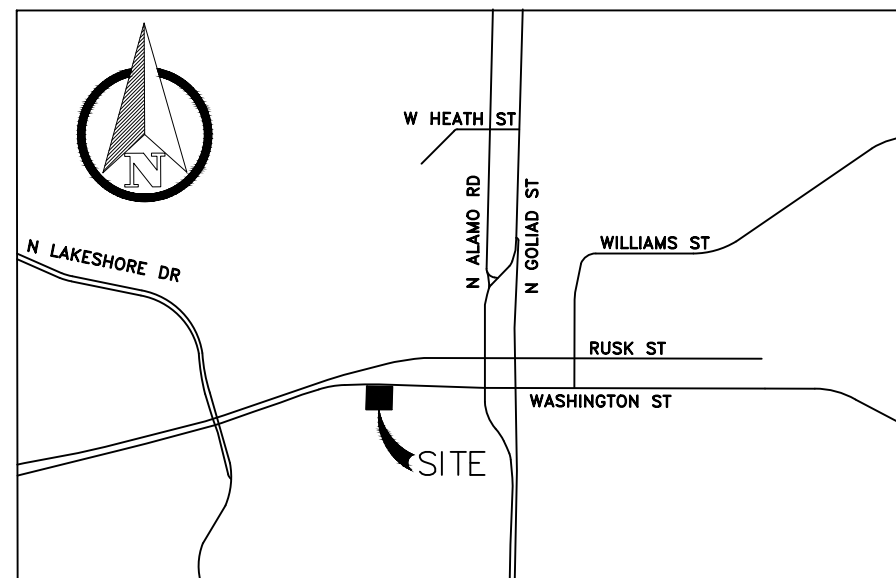
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE

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VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

409 West Washington Closure Report

Client: Jimmy McClintock Prepared by: Zan Gates

Date: 6/18/2020 9:53:53 AM

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:7,027,331.5889" "East:2,594,104.5451"

Segment# 1: Line

"Course: N0° 00' 00""w" Length: 200.00'

"North: 7,027,531.5889" "East: 2,594,104.5451"

Segment# 2: Line

"Course: S88° 57' 06""E" Length: 215.00'

"North: 7,027,527.6553" "East: 2,594,319.5091"

Segment# 3: Line

"Course: S0° 00' 00""W" Length: 199.50'

"North: 7,027,328.1553" "East: 2,594,319.5091"

Segment# 4: Line

"Course: S89° 08' 15""W" Length: 15.00'

"North: 7,027,327.9295" "East: 2,594,304.5108"

Segment# 5: Line

"Course: N88° 57' 06""W" Length: 200.00'

"North: 7,027,331.5887" "East: 2,594,104.5443"

Perimeter: 829.50' "Area: 42,989.55Sq.Ft.",0.987 Acres

Error Closure: 0.0008 "Course: S74° 05' 43""W"

Error North : -0.00023 East: -0.00081

"Precision 1: 1,036,875.00"