



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-035

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
- 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 None

Subdivision Woods at Rockwall Addition

Lot 3

Block A

General Location Southeast corner Ridge Road and W. Yellow Jacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use None

Proposed Zoning C

Proposed Use None

Acreage 2.46

Lots [Current] 1.5 +/-

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 Mountainprize, Inc.

Applicant Brad Williams, Winstead PC

Contact Person Brian Thornton

Contact Person

Address 200 Galleria Pkwy. SE
Suite 900

Address 2728 N Harwood Street
Suite 500

City, State & Zip Atlanta, Georgia 30339

City, State & Zip Dallas, Texas 75201

Phone 706-288-7672

Phone 214.745.5264

E-Mail amalzer@racetrac.com

E-Mail bwilliams@winstead.com

NOTARY VERIFICATION [REQUIRED]

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

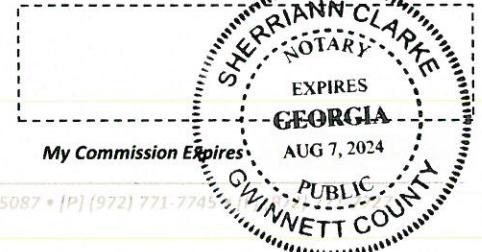
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of September, 20 20. By signing this application, 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 11th day of September, 20 20.


Owner's Signature

Notary Public in and for the State of Texas

Brian Thornton
Sherrianne Clarke



0 50 100 200 300 400 Feet

P2020-035- LOT 3, BLOCK A, WOODS AT ROCKWALL ADDITION
AMENDING PLAT - LOCATION MAP = 

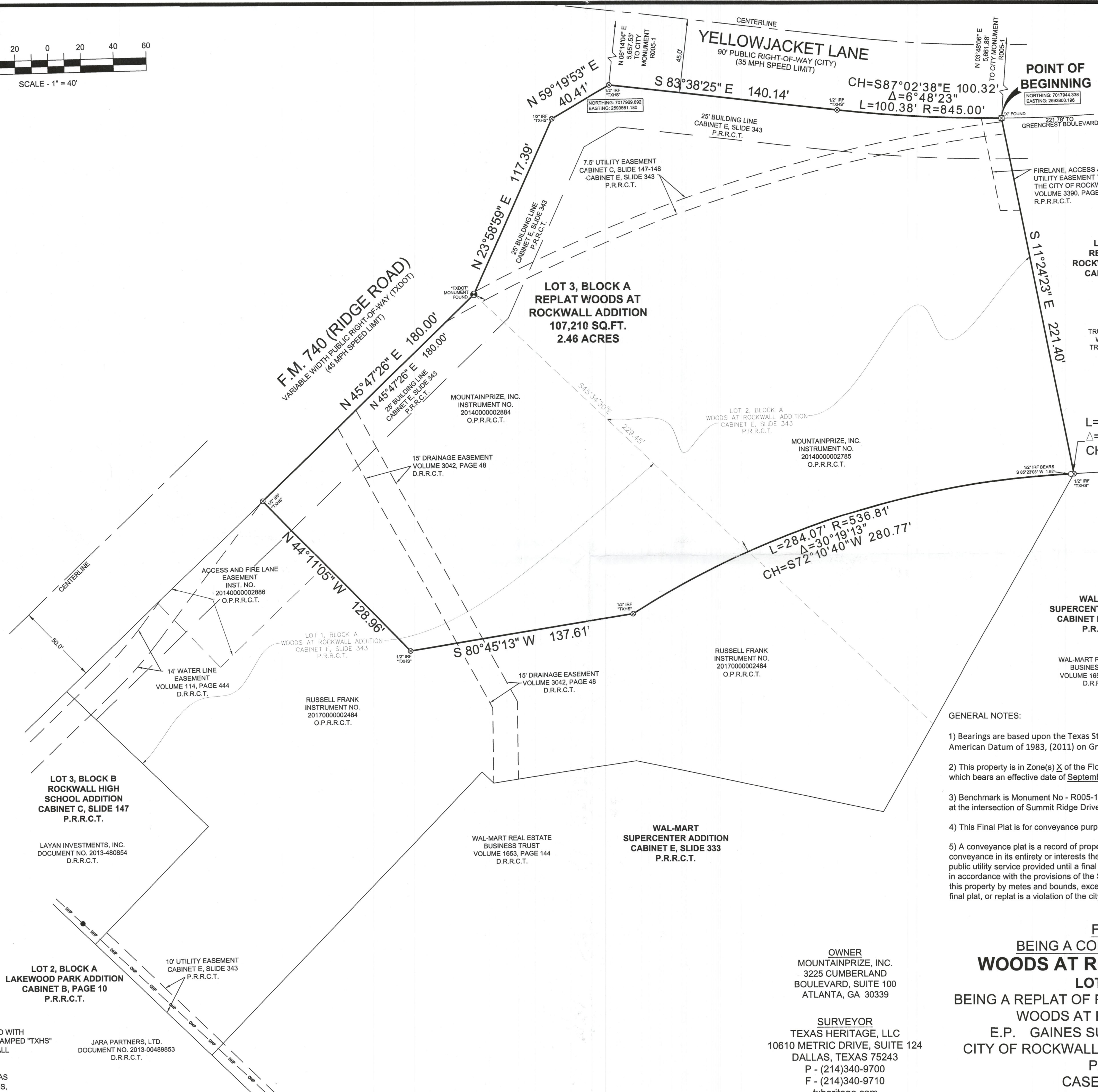
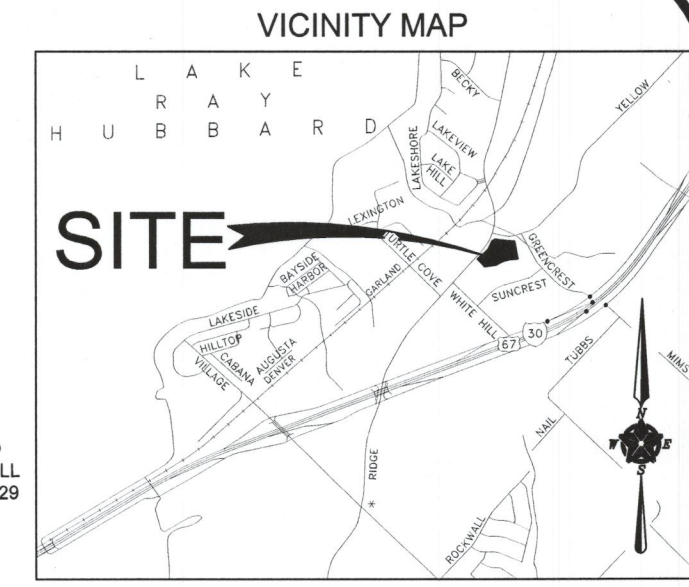


City of Rockwall

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.





POINT OF BEGINNING
NORTHING: 7017844.338
EASTING: 2923802.199

**LOT 3R, BLOCK B
REPLAT WOODS AT
ROCKWALL ADDITION NO. 1
CABINET E, SLIDE 389
P.R.R.C.T.**

RICHARD W. McKEE,
TRUSTEE OF THE RICHARD
W. McKEE REVOCABLE
TRUST DATED MAY 3, 1994
INSTRUMENT NO.
2020000013358
O.P.R.R.C.T.

L=1.75' R=772.78'
Δ=0°07'47"
CH=S87°17'03"W, 1.75'

**WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.**

WAL-MART REAL ESTATE
BUSINESS TRUST
VOLUME 1653, PAGE 144
D.R.R.C.T.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 2) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and is NOT in a Special Flood Hazard Area.
- 3) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')
- 4) This Final Plat is for conveyance purposes only and not for the development of the subject property.
- 5) A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

**FINAL PLAT
BEING A CONVEYANCE PLAT FOR
WOODS AT ROCKWALL ADDITION
LOT 3, BLOCK A**

**BEING A REPLAT OF PARTS OF LOTS 1 & 2, BLOCK A
WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

PAGE 1 OF 2
CASE NO: P2017-019

DATE: 09/03/2020 / JOB # 1202145-19 / SCALE= 1" = 40' / DRAWN BY: JACOB/CN

LEGEND
 ⊙ IRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"
 P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.
DOCUMENT NO. 2013-00489853
D.R.R.C.T.

WAL-MART REAL ESTATE
BUSINESS TRUST
VOLUME 1653, PAGE 144
D.R.R.C.T.

**WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.**

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. is the sole owner of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being a part of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being the same tract of land described in Special Warranty Deed to Mountainprize, Inc., a Georgia corporation, recorded in Instrument No. 2014000002785, Official Public Records, Rockwall County, Texas, and also being the same tract of land described in Special Warranty Deed to Mountainprize, Inc., a Georgia corporation, recorded in Instrument No. 2014000002884, Official Public Records, Rockwall County, Texas, and collectively being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the northeast corner of said Lot 2, same being the northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the west line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the southwest corner of said Lot 3R, same being the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas, and being the beginning of a non-tangent curve to the right with a radius of 772.78 feet at the northeast corner of a tract of land described in General Warranty Deed with Vendor's Lien to Russell Frank, recorded in Instrument No. 2017000002484, Official Public Records, Rockwall County, Texas;

Thence along said non-tangent curve to the right and north line of said Frank tract, having a delta angle of 00 degrees 07 minutes 47 seconds, a chord bearing and distance of South 87 degrees 17 minutes 03 seconds West, 1.75 feet, and an arc length of 1.75 feet to a 1/2 inch iron rod found at the beginning of a tangent curve to the left with a radius of 536.81 feet;

Thence along said tangent curve to the left and said north line of Frank tract, having a delta angle of 30 degrees 19 minutes 13 seconds, a chord bearing and distance of South 72 degrees 10 minutes 40 seconds West, 280.77 feet, and an arc length of 284.07 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 80 degrees 45 minutes 13 seconds West, along said north line of Frank tract, a distance of 137.61 feet to a 1/2 inch iron rod found for corner with a yellow plastic cap stamped "TXHS";

Thence North 44 degrees 11 minutes 05 seconds West, along the northeast line of said Frank tract, a distance of 128.96 feet to a 1/2 inch iron rod found for corner with a yellow plastic cap stamped "TXHS" lying in the southeast right-of-way line of said F.M. 740 (Ridge Road) (variable width public right-of-way) and being the most northern corner of said Frank tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along said southeast right-of-way line of said F.M. 740 (Ridge Road), a distance of 180.00 feet to a TXDOT Monument found for corner, said point being the north corner of said Lot 1 and the common west corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the southeast right-of-way line of said F.M. 740 and the south right-of-way line of said Yellowjacket Lane, said point being the northwest corner of said Lot 2, and being the northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the south right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the south right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the south right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 107,210 square feet or 2.46 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 ___, 2020.

Notary Signature My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc., does hereby adopt this plat designating the herein described property as CONVEYANCE PLAT OF WOODS AT ROCKWALL ADDITION, LOT 3, BLOCK A, 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 3, BLOCK A, subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 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;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or 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 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; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Mountainprize, Inc.

Brian Thornton
Vice President of Real Estate, Engineering and Construction

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, 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.

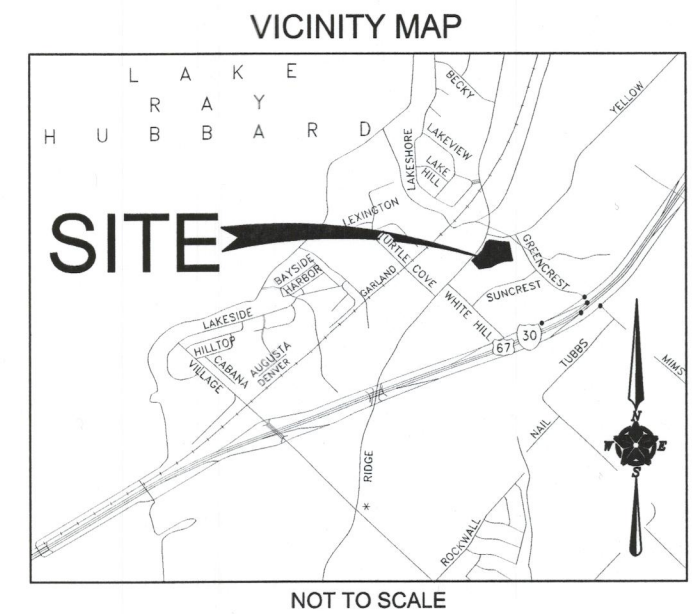
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2020.

Notary Signature My commission expires: _____

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OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com



NOT TO SCALE

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the ___ day of ___, 2020.

WITNESS OUR HANDS, on this the ___ day of ___, 2020.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

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