



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-032

**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: 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 600 Turtle Cove Blvd.

SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

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 Centers for Peace & Mercy  APPLICANT

D + M Construction

CONTACT PERSON Abdul L. Khan

CONTACT PERSON David Srouji

ADDRESS 4152 Greentield Dr.

ADDRESS 755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082

CITY, STATE & ZIP Rockwall Tx

PHONE 469-870-6020

PHONE 469-456-5935

E-MAIL hafzab@hotmail.com

E-MAIL D-Srouji@SBCGlobal.net

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 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."

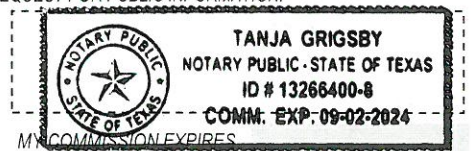
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2021-032- LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY  
FINAL PLAT - LOCATION MAP = [icon]

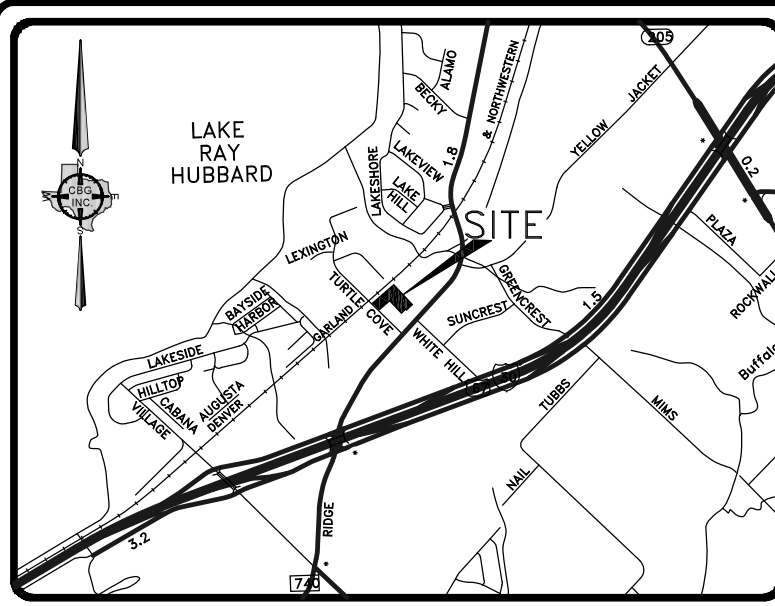


# City of Rockwall

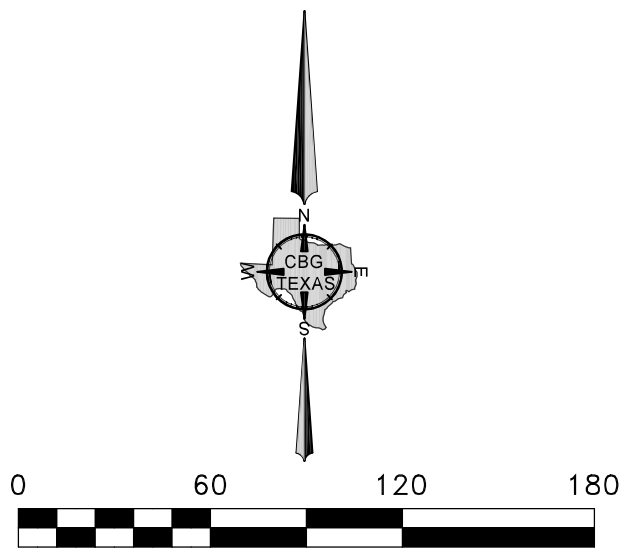
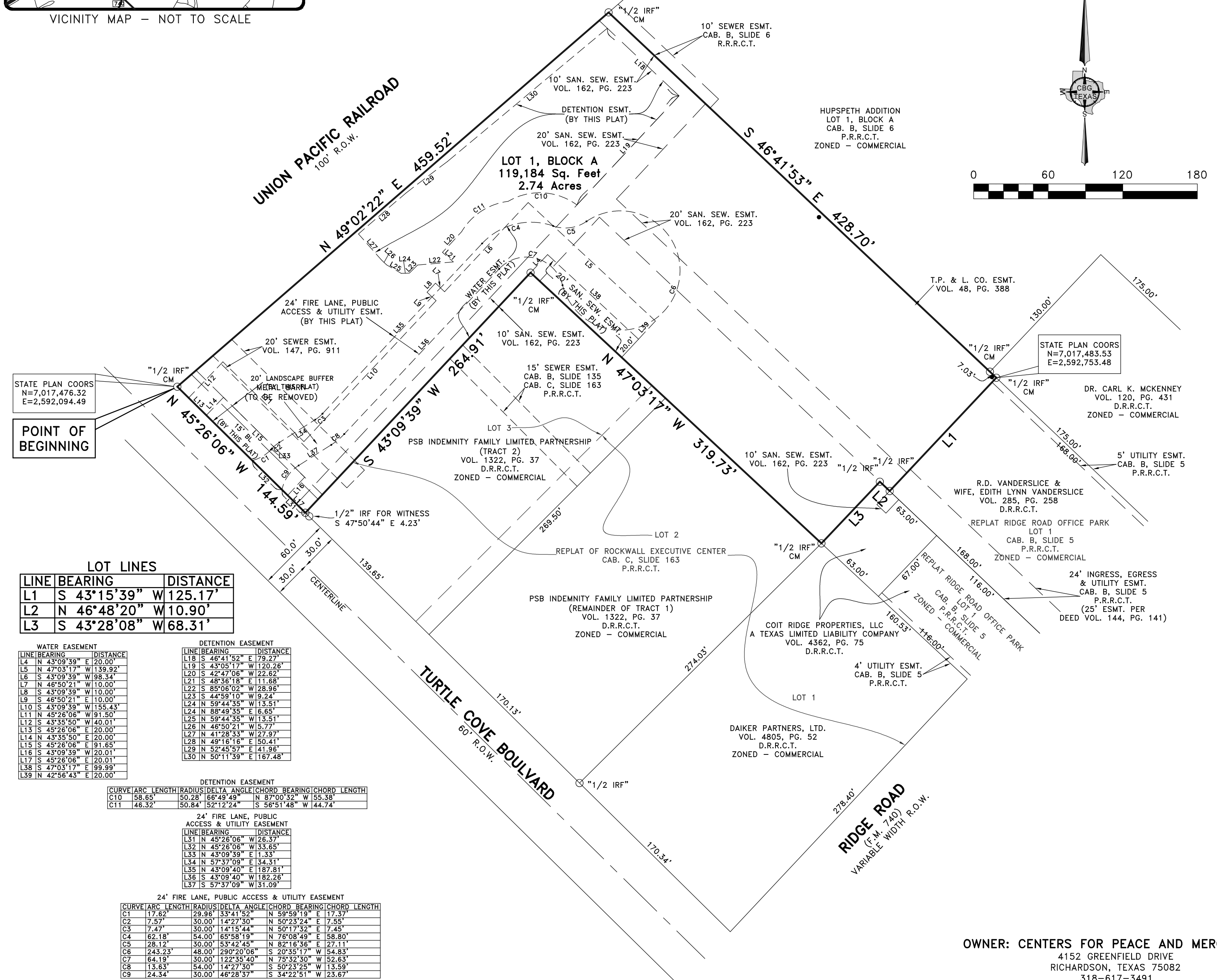
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





VICINITY MAP - NOT TO SCALE



- GENERAL NOTES:**
- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
  - 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
  - 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS  
N=7,017,476.32  
E=2,592,094.49

POINT OF BEGINNING

STATE PLAN COORS  
N=7,017,483.53  
E=2,592,753.48

**LOT LINES**

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

**WATER EASEMENT**

LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'
L5	N 47°03'17" W	139.92'
L6	S 43°09'39" W	98.34'
L7	N 46°50'21" W	10.00'
L8	S 43°09'39" W	10.00'
L9	S 46°50'21" E	10.00'
L10	S 43°09'39" W	155.43'
L11	N 45°26'06" W	91.50'
L12	S 43°35'50" W	40.01'
L13	S 45°26'06" E	20.00'
L14	N 43°35'50" E	20.00'
L15	S 45°26'06" E	91.65'
L16	S 43°09'39" W	20.01'
L17	S 45°26'06" E	20.01'
L18	S 47°03'17" E	99.99'
L19	N 42°56'43" E	20.00'

**DETENTION EASEMENT**

LINE	BEARING	DISTANCE
L18	S 46°41'52" E	79.27'
L19	S 43°05'17" W	120.26'
L20	S 42°47'06" W	22.62'
L21	S 48°36'18" E	11.68'
L22	S 85°06'02" W	28.96'
L23	S 44°59'10" W	9.24'
L24	N 59°44'35" W	13.51'
L24	N 88°49'35" E	6.65'
L25	N 59°44'35" W	13.51'
L26	N 48°50'21" W	5.77'
L27	N 41°28'53" W	27.97'
L28	N 49°16'16" E	50.41'
L29	N 52°45'57" E	41.96'
L30	N 50°11'59" E	167.48'

**DETENTION EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

**24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	N 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

**24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

- LEGEND:**
- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
  - 1/2 IRF 1/2 INCH IRON ROD FOUND
  - CM CONTROLLING MONUMENT
  - N NORTHING
  - E EASTING
  - VOL VOLUME
  - PG PAGE
  - R.O.W. RIGHT-OF-WAY
  - CAB. CABINET
  - SQ.FT. SQUARE FEET
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - R.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

**FINAL PLAT**  
**CENTERS FOR PEACE AND MERCY**  
 LOT 1, BLOCK A  
 119,184 SQ.FT. / 2.74 ACRES  
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtllc.com

**OWNER: CENTERS FOR PEACE AND MERCY, INC.**  
 4152 GREENFIELD DRIVE  
 RICHARDSON, TEXAS 75082  
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO  
 CASE NO. \_\_\_\_\_

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the CENTERS FOR PEACE AND MERCY, 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 the CENTERS FOR PEACE AND MERCY 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 (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; or

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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.

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 We may have as a result of the dedication of exactions made herein.

By: Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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\_\_\_\_\_, 2021.

By: Notary Public in and for the State of Texas

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, 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2021.

RELEASED FOR REVIEW 3/12/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

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 Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_ 2021.

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 \_\_\_\_\_, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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