



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-002 P&Z DATE 2/9/21 CC DATE 2/16/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



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: _____

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: To Be Determined

Subdivision: Dalton Goliad Addition Lot: 2 Block: A

General Location: NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: General Retail (SH205 Overlay) Current Use: Vacant

Proposed Zoning: General Retail (SH205 Overlay) Proposed Use: Car Wash

Acreage: 0.89 AC 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>Rockwall 205-552 LLC</u>	<input type="checkbox"/> Applicant	<u>BOING US HOLDCO, INC.</u>
Contact Person	<u>Donald L. Silverman</u>	Contact Person	<u>Lisa White</u>
Address	<u>4622 Maple Ave #200</u>	Address	<u>6300 S Syracuse Way</u>
			<u>#205</u>
City, State & Zip	<u>Dallas, Tx 75219</u>	City, State & Zip	<u>Centennial, CO 80111</u>
Phone	<u>972-980-8807</u>	Phone	<u>214-208-0339</u>
E-Mail	<u>DSilverman@MQcompanies.com</u>	E-Mail	<u>Lisawhite@ICWG.com</u>

NOTARY VERIFICATION [REQUIRED]

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

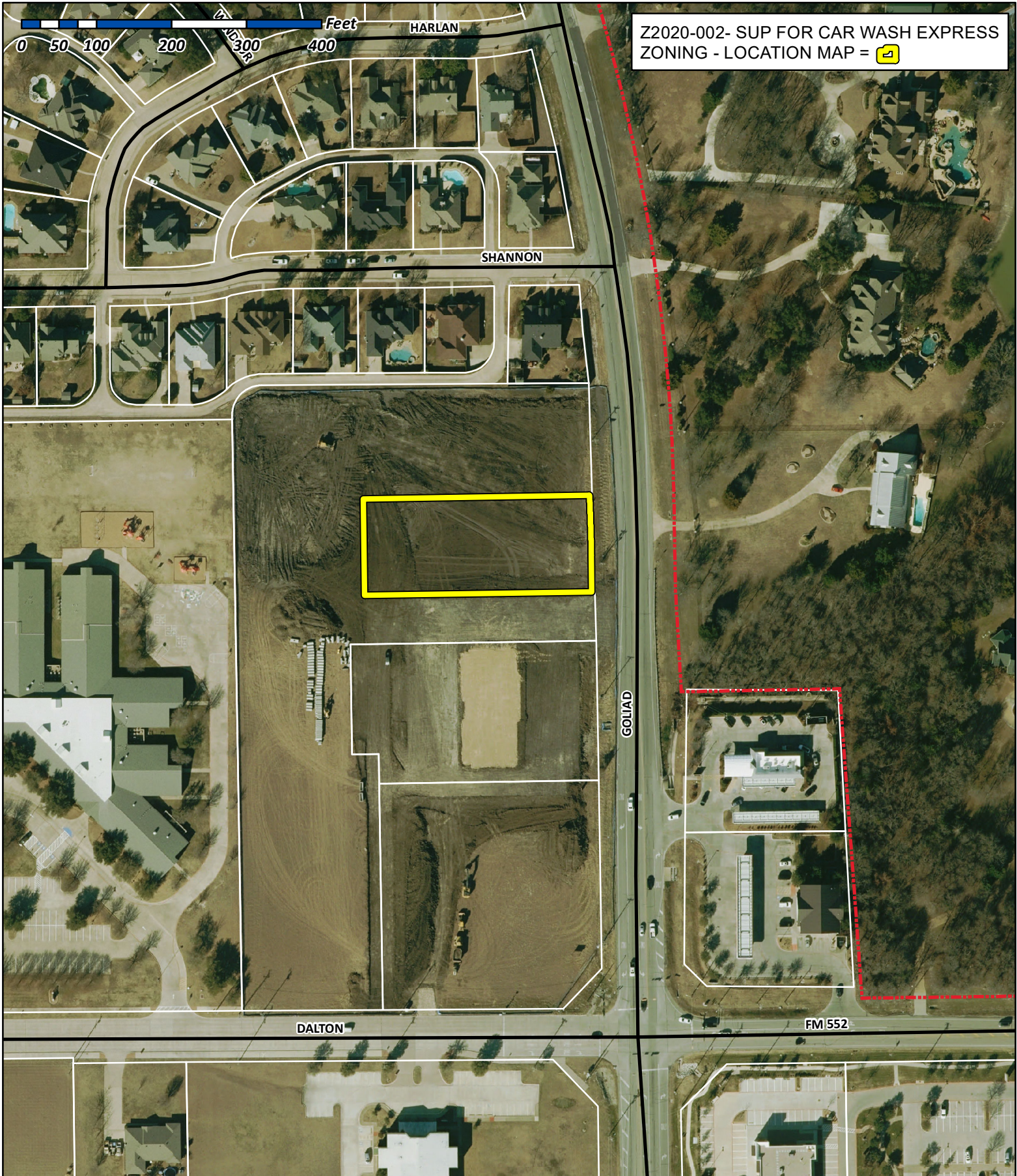
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 2021. By signing this application, 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 requested or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of January, 2021.

Owner's Signature

Notary Public in and for the State of Texas





Z2020-002- SUP FOR CAR WASH EXPRESS
 ZONING - LOCATION MAP = [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.

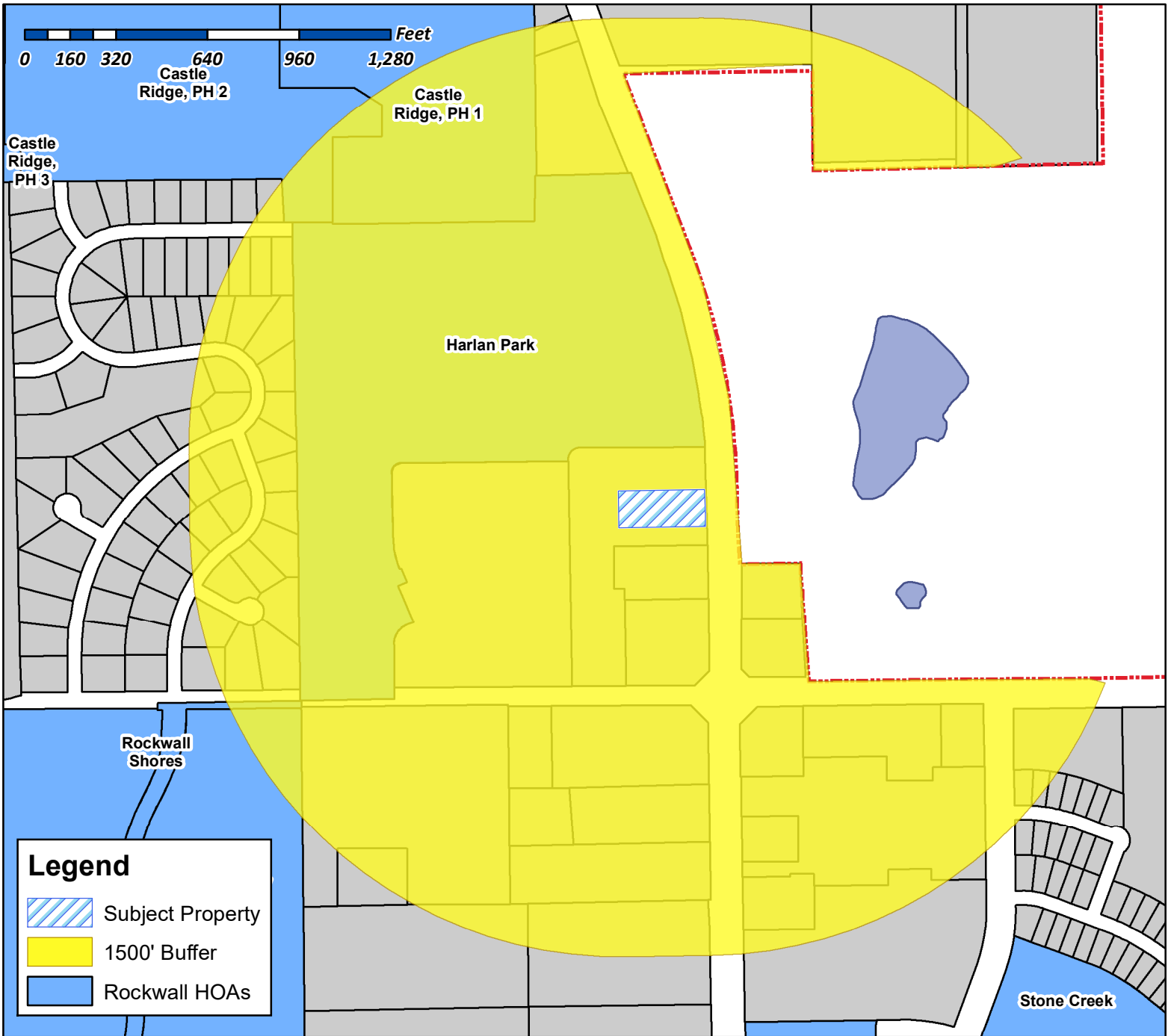
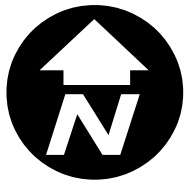




City of Rockwall

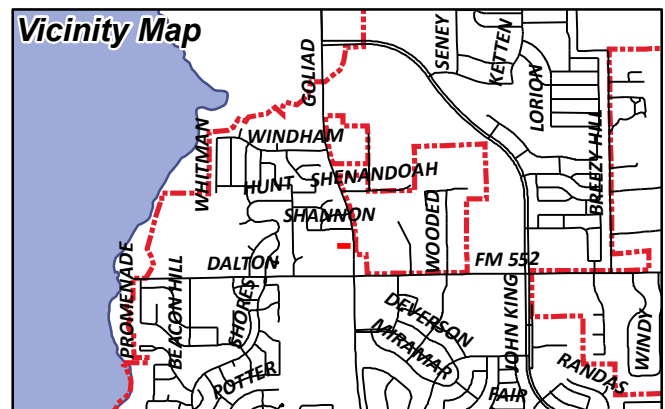
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: 1/19/2021
 For Questions on this Case Call (972) 771-7745

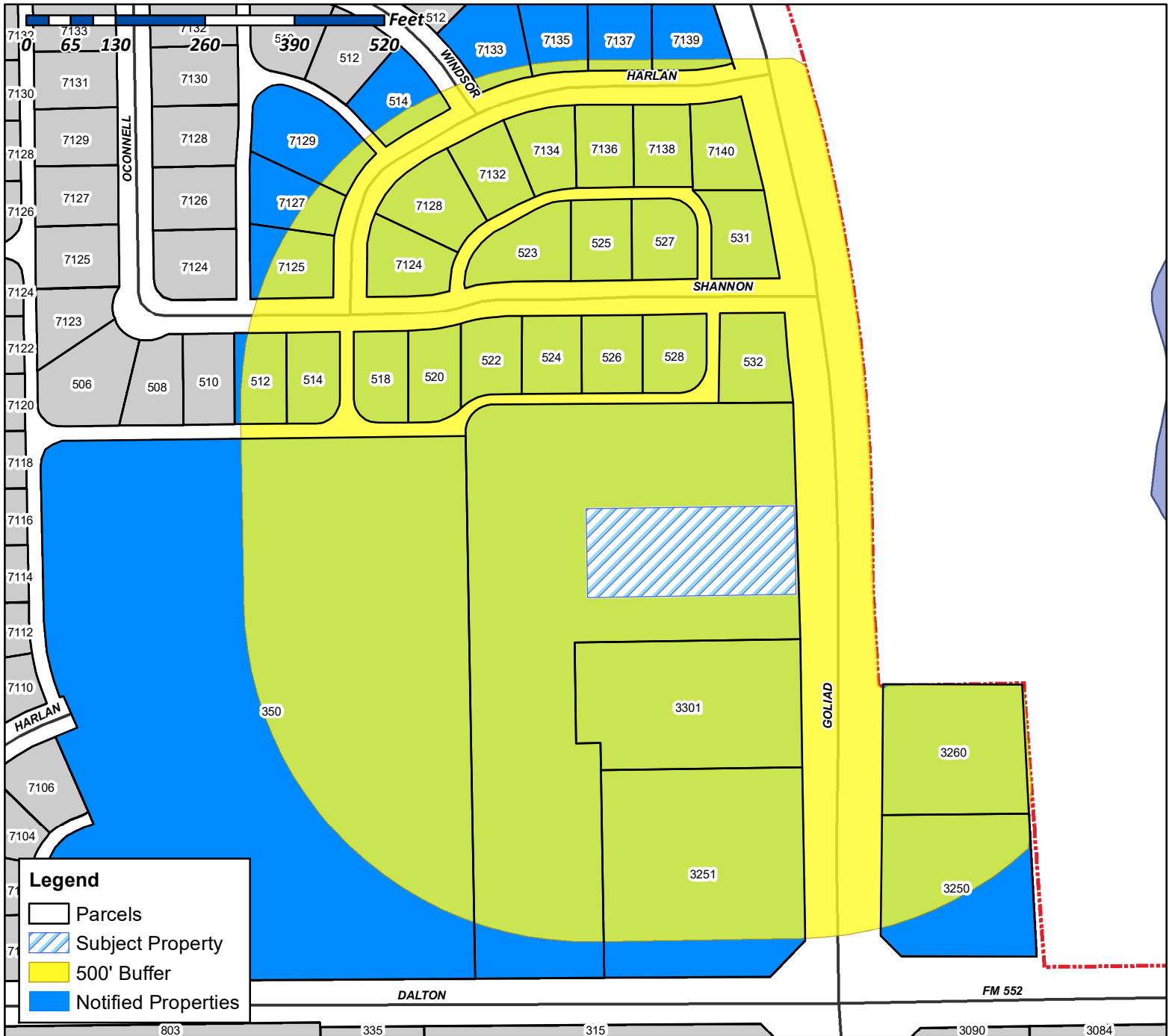




City of Rockwall

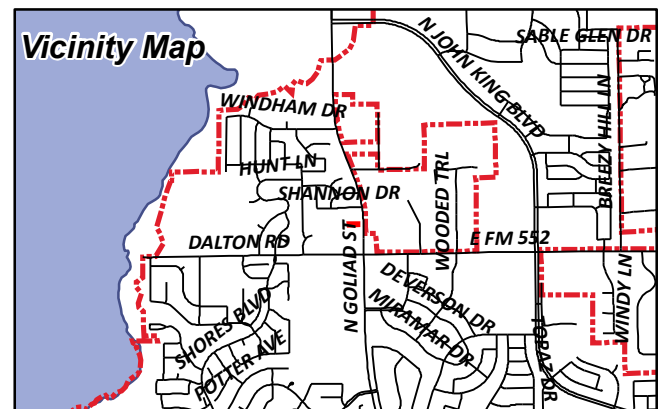
Planning & Zoning Department
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DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

SITE DATA

PROJECT NAME: CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE OF ROCKWALL, TX

SITE ADDRESS: 3611 N. GOLIAD ST ROCKWALL, TX 75087

TOTAL PARCEL AREA: 40.894 AC

JURISDICTION: CITY OF ROCKWALL

ZONING: GR - GENERAL RETAIL

INTENDED USE: CAR WASH

EXISTING USE: VACANT

FLOOD ZONE: ZONE X

MAP # 48397C0030L DATED SEPTEMBER 26, 2008

CAI

CARTER ASSOCIATES, INC. SERVING FLORIDA SINCE 1911

CONSULTING ENGINEERS AND LAND SURVEYORS

1708 21ST STREET VERO BEACH, FL 32960

TEL: 888-638-4191

EMAIL: Trevor@CarterAssoc.com

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SETBACKS:

FRONT: 15 FT.

REAR: 0 FT. (W/ FIRE RETARDANT WALL)

SIDE: 0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING REQUIRED: AUTO REPAIR SERVICE 2 PER BAY = 2 SPACES

PARKING PROVIDED: 26 SPACES (16 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

BOING US HOLDCO, INC

dba "CAR WASH USA EXPRESS"

6300 S SYRACUSE WAY #205 CENTENNIAL, CO 80111

EMAIL: LISAWHITE@BOING.COM

NO.	REVISION	DATE

CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE

3611 N. GOLIAD STREET ROCKWALL, TX 75087

STATE OF TEXAS

TREVOR STUBBS

138964

LICENSED PROFESSIONAL ENGINEER

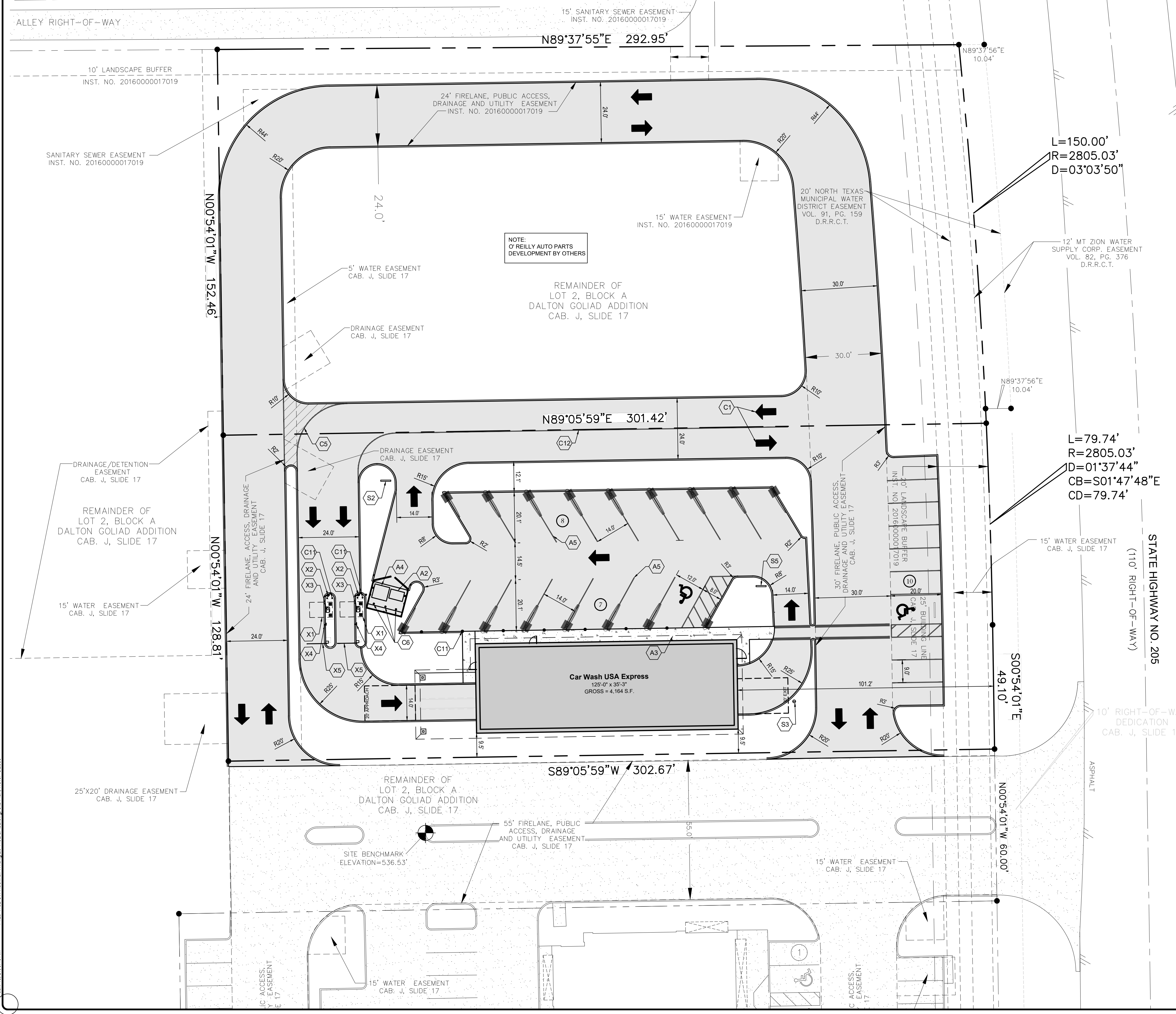
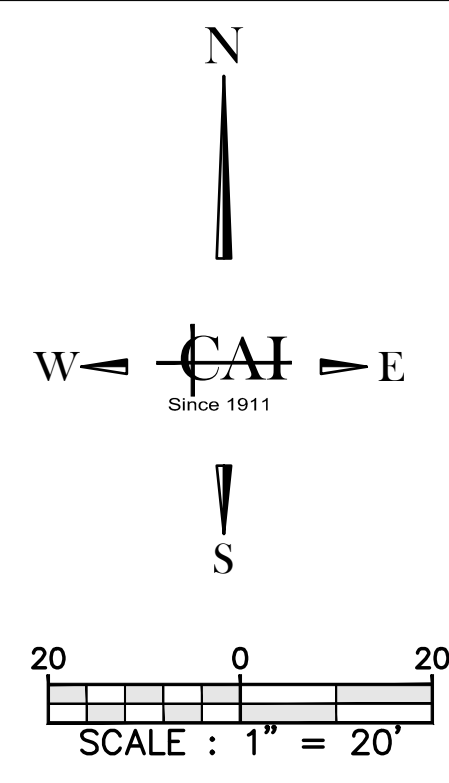
TREVOR STUBBS, P.E.
TX LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE: 1/15/2021
PROJ. #: 20-419 E
DRAWN BY: TGS
DATUM: SEE SURVEY
REF. #: SEE SURVEY
F.B. & PG.: SEE SURVEY

SHEET TITLE: **SITE PLAN**

SHEET: **C-3**

DWG. NO:



L=150.00'
R=2805.03'
D=03°03'50"

L=79.74'
R=2805.03'
D=01°37'44"
CB=S01°47'48"E
CD=79.74'

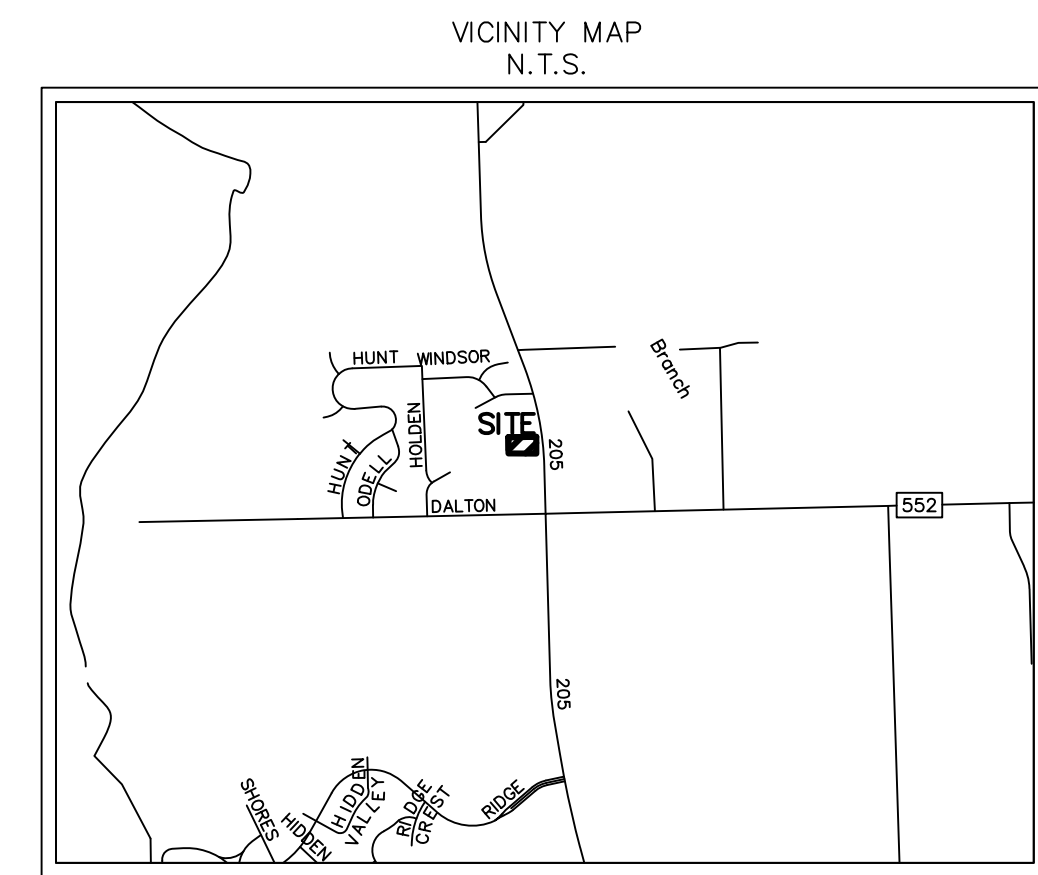
- SIGN KEYNOTES**
- S1 "TRUCK OWNER" SIGN
 - S2 ILLUMINATED MONUMENT SIGN
 - S3 TUNNEL EXIT LIGHT
 - S4 "COME BACK SOON" SIGN
 - S5 "FREE VACUUM" SIGN

- SITE FEATURES KEYNOTES**
- A1 RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
 - A2 VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
 - A3 VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
 - A4 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
 - A5 VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
 - C1 PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
 - C2 PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
 - C3 WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
 - C4 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
 - C5 4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
 - C6 BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
 - C7 BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
 - C8 ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
 - C9 WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
 - C10 SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
 - C11 BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
 - C12 4" SOLID WHITE LANE STRIPE.

- LEGEND**
- [Solid Grey Box] PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
 - [Dotted Box] PROPOSED CONCRETE SIDEWALK
 - [Dashed Line] BUILDING SETBACK
 - [Circle with 10] PARKING SPACE COUNTER
- NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

- PAY KIOSK KEYNOTES**
- X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
 - X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
 - X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
 - X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
 - X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.

Jan 15, 21, 9:44 AM P:\20-419 E-CAR WASH USA EXPRESS\20-419 E-CAE.dwg Site Plan - Trevor Stubbs



LINE TYPE TABLE

---	BOUNDARY LINE
---	ADJOINER LINE
---	OVERHEAD SERVICE LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

NOTES CORRESPONDING TO SCHEDULE 'B':

- The following restrictive covenants of record itemized below: under Clerk's File No. 20160000012426, and Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.
 - 5' water easement; affects as shown hereon
 - 15' water easement(s); affects as shown hereon
 - 30' fire lane, public access, drainage and utility easement; affects as shown hereon
 - 55' fire lane, public access, drainage and utility easement; benefits subject property
 - 24' fire lane, public access, drainage and utility easement; affects as shown hereon
 - 15' x 15' water easement; does not affect
 - Portion of a 10' x 25' drainage easement; does not affect
 - Drainage / Detention easement; does not affect
 - 25' building line; affects as shown hereon
 - 20' landscape buffer; affects as shown hereon
 - 15' sanitary sewer easement; does not affect
 - 25 x 20 drainage easement; does not affect
 - 10 x 25 drainage easement; does not affect
 - Drainage easements, affects as shown hereon
- Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District
 Purpose: As provided in said document
 Recording Date: June 1, 1970
 Recording No: in Volume 91, Page 159, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.
- Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mt. Zion Water Supply Corp. Easement
 Purpose: As provided in said document
 Recording Date: April 24, 1968
 Recording No: in Volume 82, Page 376, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.
- Matters contained in that certain document:

Entitled: Easement and Restriction Agreement
 Executed by: Rockwall 205-552 LLC, and Aldi (Texas) L.L.C.
 Recording Date: July 22, 2016
 Recording No: under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas, First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

This is to certify that I have, this date, made an on the ground survey of the property located on State Highway No. 205 in the City of Rockwall, Texas, described as follows:

TRACT 1: (FEE SIMPLE)
 Being all that certain 0.894 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 2, Block A, Dalton Goliad Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly southeast corner of said Lot 2, same being the northeast corner of Lot 3, said Block A, Dalton Goliad Addition, same being in the westerly right-of-way line of State Highway No. 205 (110 foot right-of-way);

TENENCE North 00 deg. 54 min. 01 sec. West, along the common line of said Lot 2 and said State Highway No. 205, a distance of 60.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

TENENCE through the interior of said Lot 2 as follows:
 South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
 North 00 deg. 54 min. 01 sec. West, a distance of 128.81 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
 North 89 deg. 05 min. 59 sec. East, a distance of 301.42 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Lot 2, same being in the westerly right-of-way line of aforesaid State Highway No. 205, same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet and a delta angle of 01 deg. 37 min. 44 sec.;

TENENCE along said non-tangent curve to the right, and along the common line of said Lot 2 and said State Highway No. 205, an arc distance of 79.74 feet and a chord bearing and distance of South 01 deg. 47 min. 48 sec. East, 79.74 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 2 and said State Highway No. 205, a distance of 49.10 feet to the POINT OF BEGINNING and containing 38,952 square feet or 0.894 acre of computed land, more or less.

TRACT 2: (EASEMENT ESTATE)
 Non-exclusive easement as created and defined in Easement and Restriction Agreement by and between Rockwall 205-552 LLC, a Texas limited liability company and Aldi (Texas) L.L.C., a Texas limited liability company, filed of record July 22, 2016, under recorded under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. As amended in First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas.

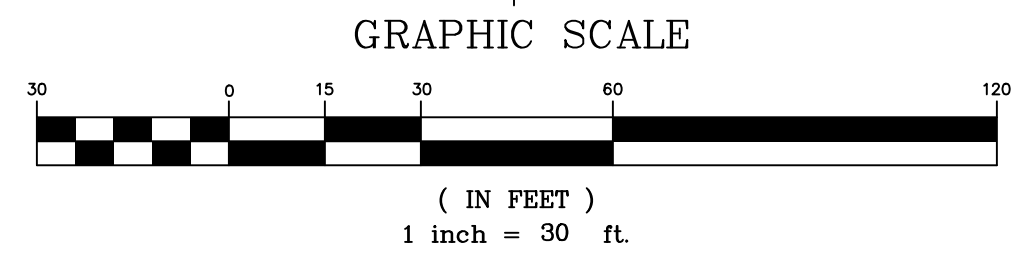
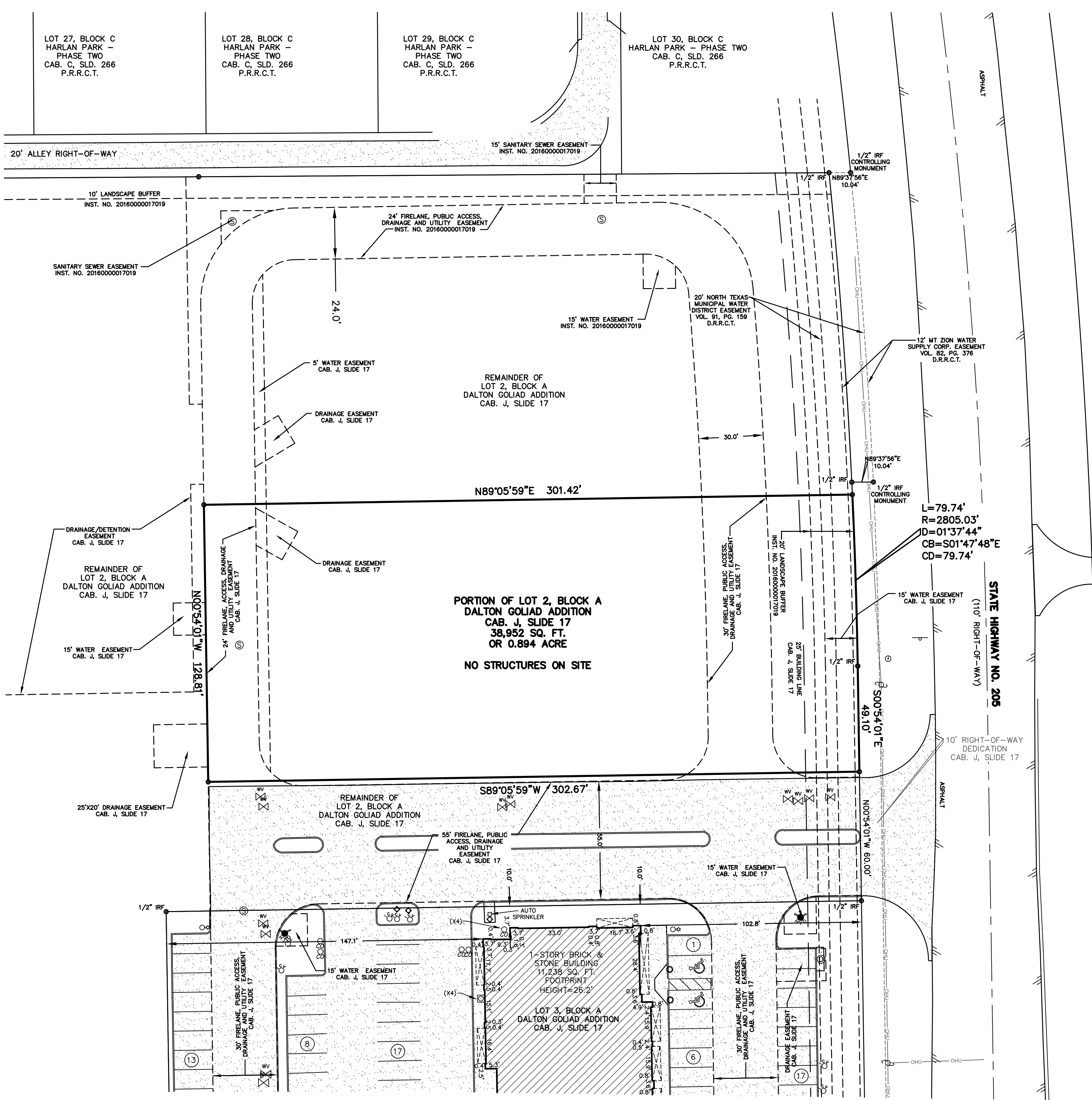
NOTES:

1. IRF - Iron Rod Found
2. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
3. There are no observable evidence of cemeteries on site.
4. There is no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTDAL36-8000362001253, effective December 2, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has indirect access to and from dedicated Public right-of-way known as State Highway No. 205, maintained by the State of Texas. No curb cuts at time of survey.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0030L subject lot is located in Zone 'X'.
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Boing US Holdco, Inc., a Delaware corporation, Rockwall 205-552, LLC., a Texas limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 8, 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/15/2020.
 Date of Plat or Map: 12/16/2020



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	TELEPHONE PEDESTAL		WATER VALVE		SEWER MANHOLE		CONCRETE
	POWER POLE		TRANSFORMER PAD		GREASE TRAP		BOLLARD
	DOWN GULLY		ELECTRIC METER		VAULT		COVERED AREA
	S.S. MANHOLE		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD
	CLEAN OUT						

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/NSPS LAND TITLE SURVEY

STATE HIGHWAY NO. 205 AND DALTON ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 15-1216L3	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 12/16/2020					1
FIELD DATE: 12/15/2020					OF
SCALE: 1" = 30'					1
FILED: J.D.H.					
DRAWN: T.R.M.					
CHECKED: J.B.W.	tmanakin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		



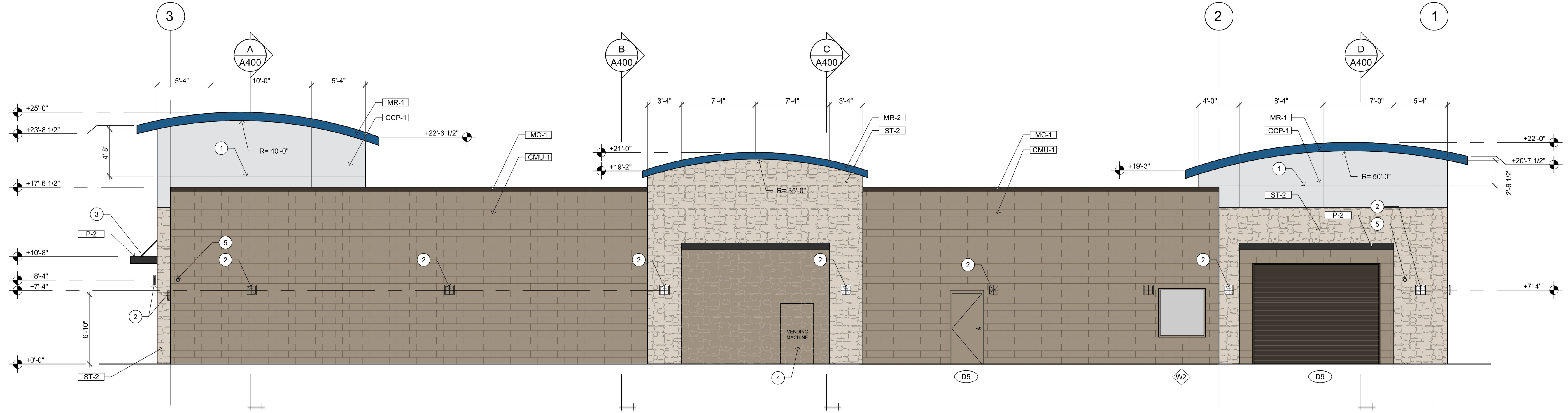
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XX-XX-XX		2 X
XX-XX-XX		3 X
XX-XX-XX		4 X
XX-XX-XX		5 X
XX-XX-XX		6 X

CAR WASH USA
 NORTH GOLIAD STREET
 ROCKWALL, TX

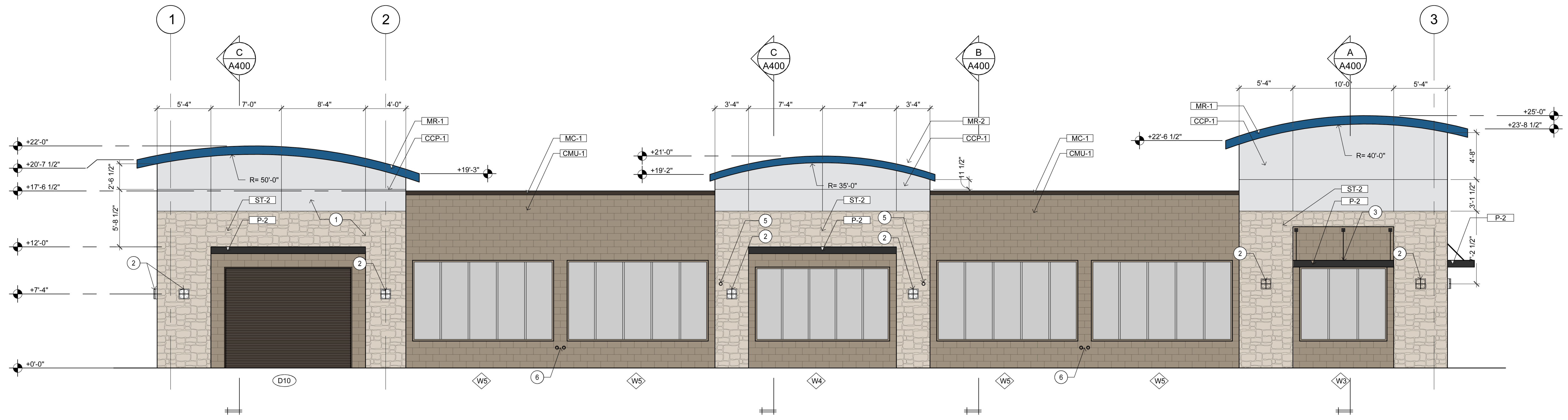
ARCHITECT:
NEPTUNE
 DESIGN STUDIO

ENGINEER:

STAMPS



NORTH ELEVATION 1
3/16" = 1'-0"



SOUTH ELEVATION 2
3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISH SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL/STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIONS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA	-	-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL (SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE	-	DARK BRONZE	TAPERED	
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOISE; PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES
N.T.S

- KEYNOTES**
- COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
 - EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
 - PAINTED STEEL CANOPY.
 - VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
 - SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
 - ROOF DRAIN LEADER AND OVERFLOW OUTLETS

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
 - BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
 - REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
 - UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S100.
 - REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

SHEET TITLE
EXTERIOR ELEVATIONS
 PROJECT NUMBER
20-018
 DATE 01.14.2021
 SCALE AS NOTED
 DRAWN TMS
 CHECKED JDE
 SHEET NO
A300



DATE	DESCRIPTION	DELTA
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XX-XX-XX		2 X
XX-XX-XX		3 X
XX-XX-XX		4 X
XX-XX-XX		5 X
XX-XX-XX		6 X

CAR WASH USA
 NORTH GOLIAD STREET
 ROCKWALL, TX

ARCHITECT:
NEPTUNE
 DESIGN STUDIO

ENGINEER:

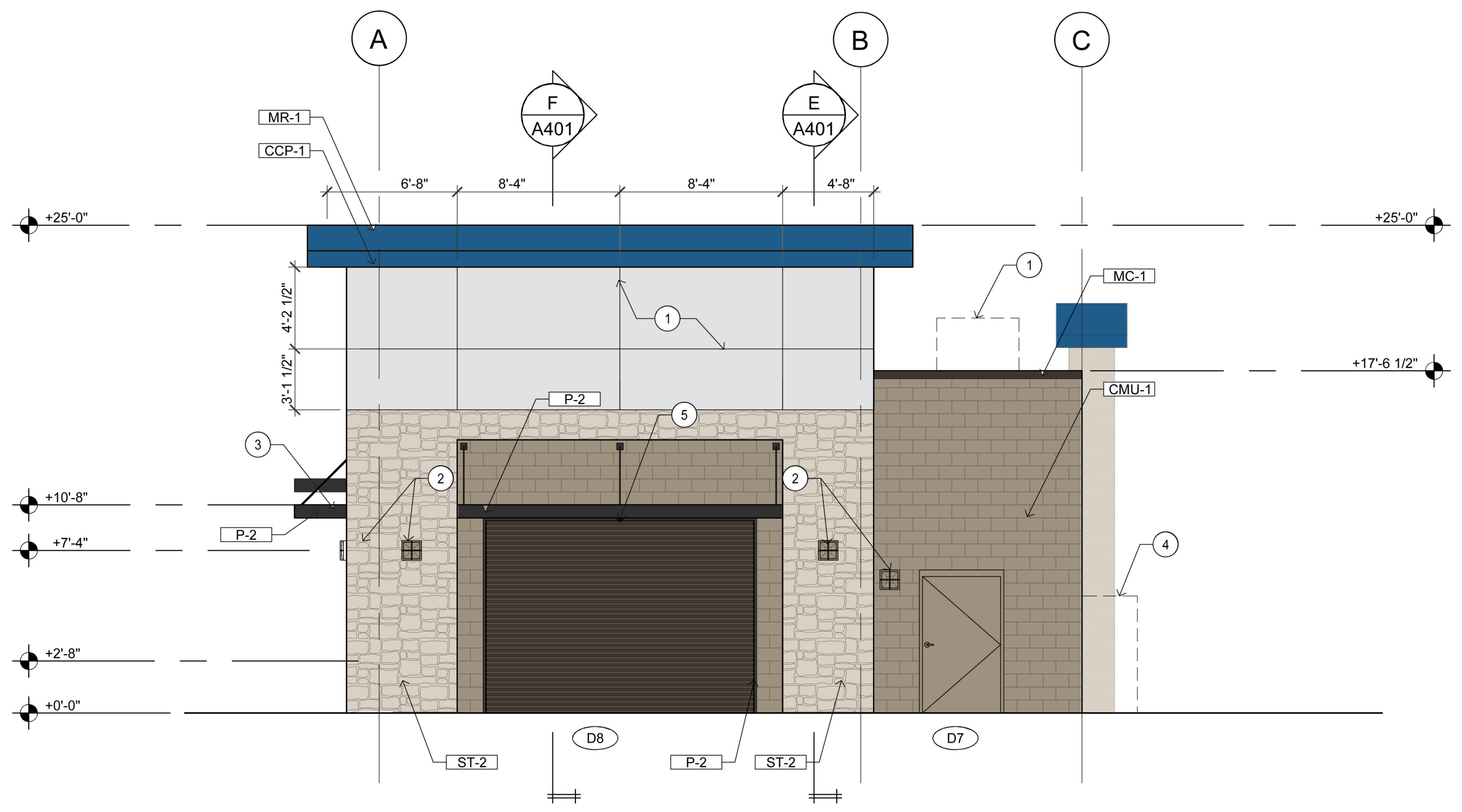
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

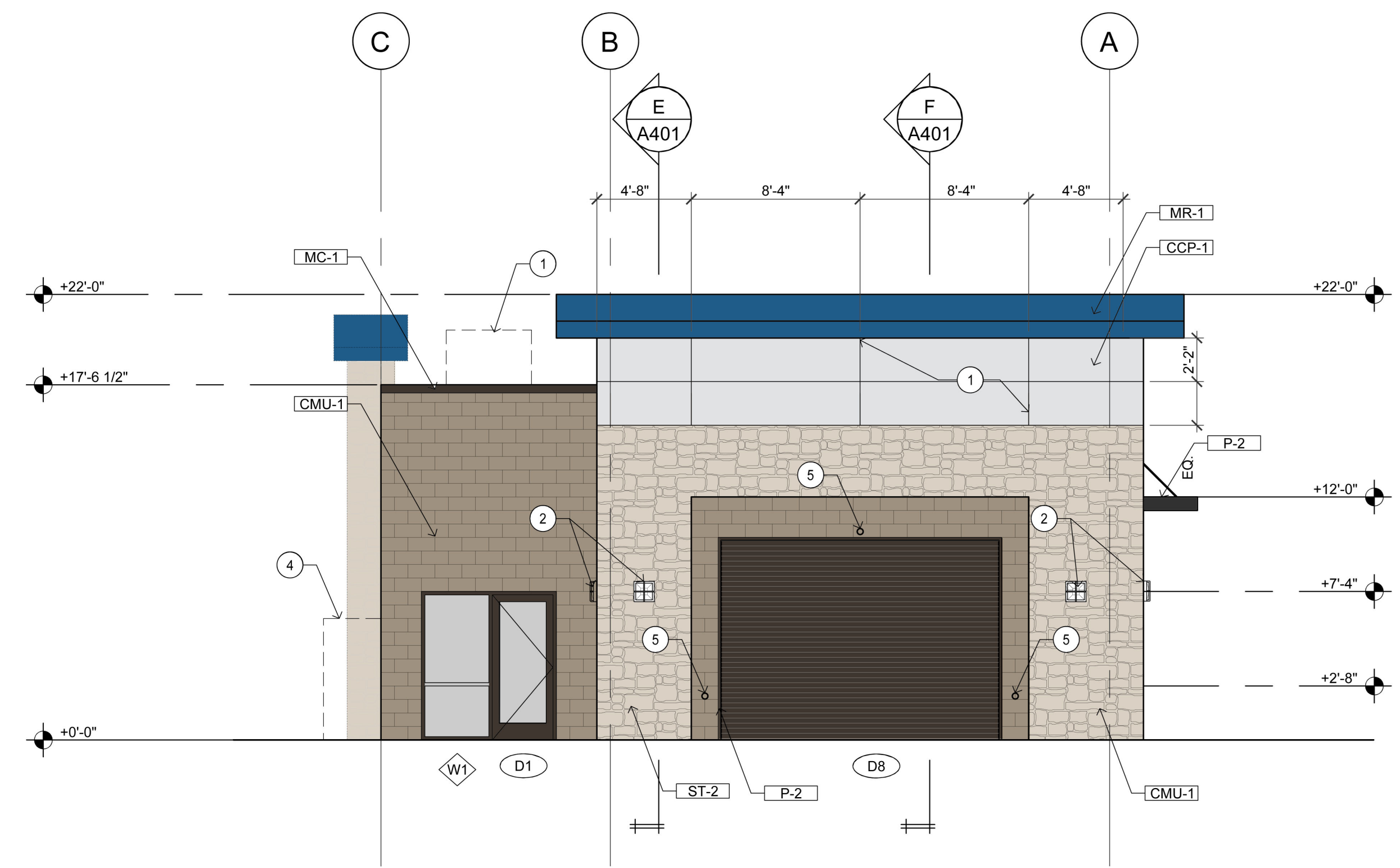
DATE: 01.14.2021
 SCALE: AS NOTED
 DRAWN: TMS
 CHECKED: JDE
 SHEET NO:

A301



WEST ELEVATION
 3/16" = 1'-0"

4



EAST ELEVATION
 3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/STYLE	SIZE	COLOR	FINISH	REMARKS
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MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL (SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
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P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOLES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
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H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
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REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES
 N.T.S

KEYNOTES

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- 2 EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
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GENERAL NOTES

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PLOT DATE : 1/14/2021 TIME: 1:27 PM