



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
--	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 Sids Road**

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION **Sids Road between Mims Rd and Goliad Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **HC - Heavy Commercial District** CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **1.50** 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	Tri-Tex Construction, Inc.	<input type="checkbox"/> APPLICANT	Eagle Surveying, LLC
CONTACT PERSON	David Lindsay	CONTACT PERSON	Erick Nolasco
ADDRESS	797 N. Grove Road	ADDRESS	222 S. Elm Street, Suite 200
CITY, STATE & ZIP	Richardson, TX 75081	CITY, STATE & ZIP	Denton, TX 76201
PHONE	972-644-1410	PHONE	940-222-3009
E-MAIL	david@tri-tex.com	E-MAIL	erick@eaglesurveying.com

NOTARY VERIFICATION [REQUIRED]

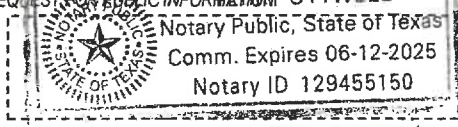
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 13th DAY OF November, 2023 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." OTTWELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023

OWNER'S SIGNATURE David Lindsay

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jerry Ottwell



MY COMMISSION EXPIRES 6-12-25



P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

PD-54

C

HC

AG

SIDS RD

Case Location Map = 



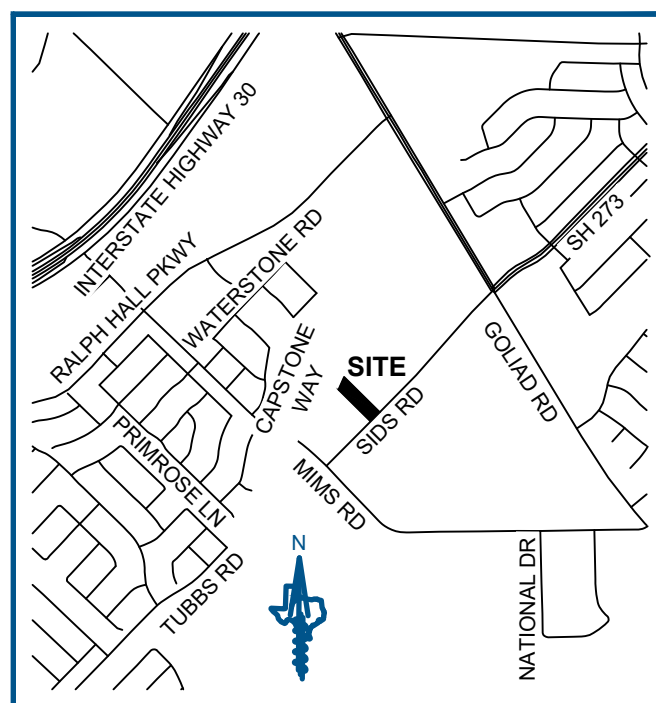
City of Rockwall

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

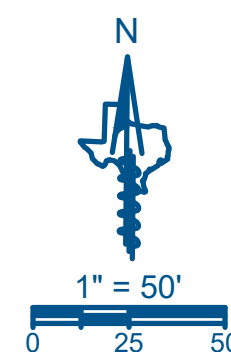
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP
(1" = 2,000')

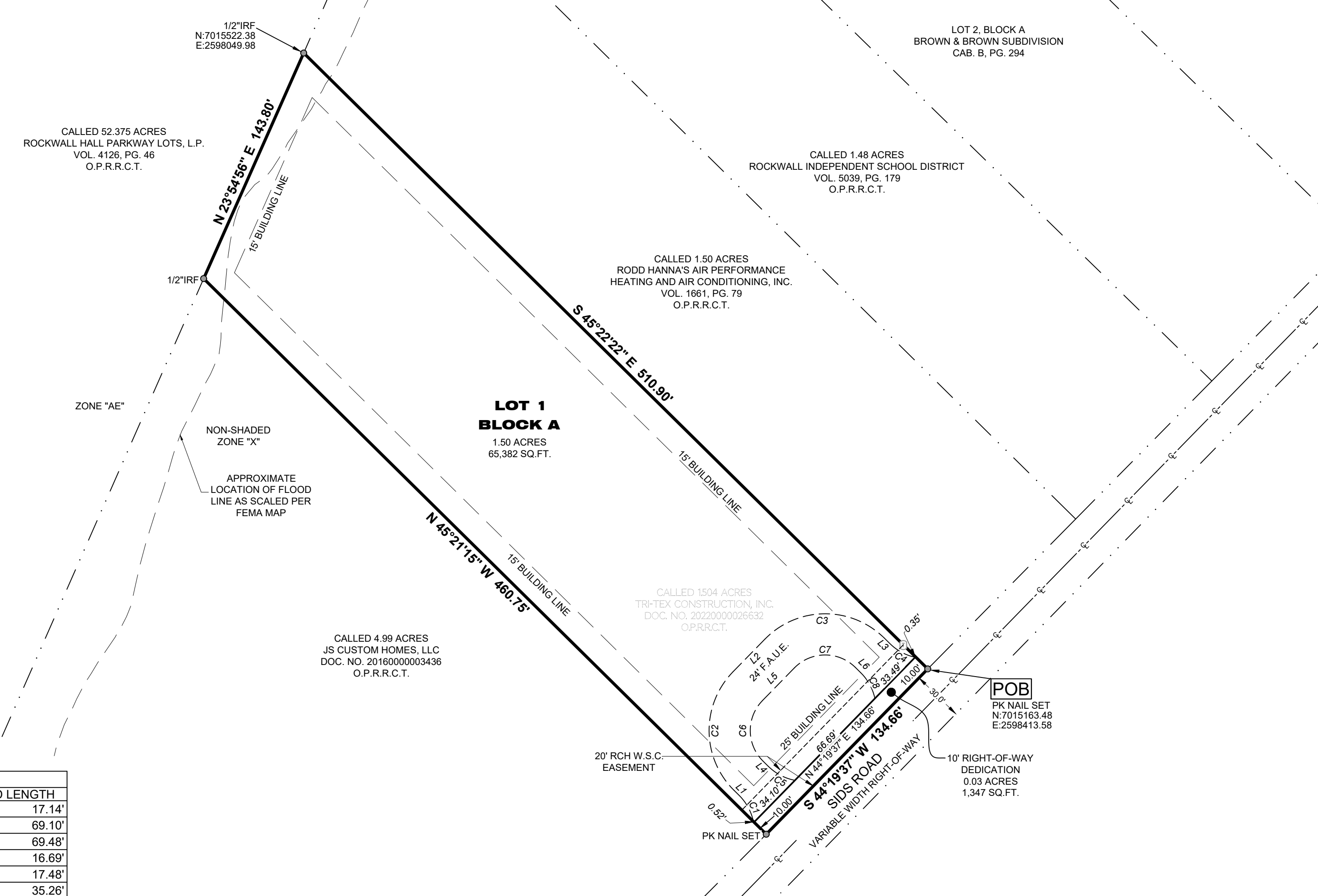


LINE	BEARING	DISTANCE
L1	N 45°21'15" W	4.39'
L2	N 44°19'37" E	26.65'
L3	S 45°22'22" E	4.69'
L4	N 45°21'15" W	4.39'
L5	N 44°19'37" E	26.65'
L6	S 45°22'22" E	4.50'



GENERAL NOTES

- The purpose of this plat is to add easements to an existing lot of record for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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 subject property is Zoned HC - Heavy Commercial District.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.38'	30.03'	33°09'24"	N 28°23'33" W	17.14'
C2	76.70'	49.00'	89°40'52"	N 00°30'49" W	69.10'
C3	77.23'	49.00'	90°18'00"	N 89°28'37" E	69.48'
C4	16.92'	29.94'	32°22'41"	S 61°33'43" E	16.69'
C5	17.74'	30.00'	33°52'58"	N 62°17'44" W	17.48'
C6	39.13'	25.00'	89°40'52"	N 00°30'49" W	35.26'
C7	39.40'	25.00'	90°18'00"	N 89°28'37" E	35.45'
C8	17.35'	30.00'	33°07'43"	S 28°48'31" E	17.11'

SURVEYOR
Eagle Surveying, LLC
Contact: Erick Nolasco
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410

Project 2305.042-05	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 10/30/2023	
Drafter EN	

LEGEND	
POB = POINT OF BEGINNING	= ELECTRIC METER
CIRS = CAPPED IRON ROD SET	= IRRIGATION CONTROL VALVE
CIRF = CAPPED IRON ROD FOUND	= WATER METER
DOC. NO. = DOCUMENT NUMBER	= STORM DRAIN MANHOLE
VOL. = VOLUME	(T) = TELECOMMUNICATIONS RISER
PG. = PAGE	= CABLE VAULT
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	= CABLE UTILITY MARK
FAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT	= BURIED CABLE SIGN
----- = SUBJECT BOUNDARY	= SANITARY MANHOLE
- - - - - = ADJOINER BOUNDARY	= GUY WIRE
- - - - - = EASEMENT	(D) = STORM DRAIN MANHOLE
----- = POWER POLE	
----- = GUY WIRE	
OHU = OVERHEAD UTILITIES	

FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 30, 2023

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS TRI-TEX CONSTRUCTION, INC. is the sole owner of a an 1.50 acre tract or parcel of land situated in the J.D. McFarland Survey, Abstract Number 145 in the City of Rockwall, Rockwall County, Texas, being a called 1.504 acre tract of land conveyed to Tri-Tex Construction, Inc. by Warranty Deed with Vendor's Lien of record in Document Number 20220000026632 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail set in the Northwest right-of-way line of Sids Road (variable width right-of-way) being the South corner of a called 1.50 acre tract of land conveyed to Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. by Warranty Deed with Vendor's Lien of record in Volume 1661, Page 79 of the Official Public Records of Rockwall County, Texas and the East corner of said 1.504 acre tract;

THENCE, S44°19'37"W, along the Northwest right-of-way line of said Sids Road, being the common Southeast line of said 1.504 acre tract, a distance of 134.66 feet to a PK nail set, being the East corner of a called 4.99 acre tract of land conveyed to JS Custom Homes, LLC by Warranty Deed with Vendor's Lien of record in Document Number 2016000003436 of the Official Public Records of Rockwall County, Texas and the South corner of said 1.504 acre tract;

THENCE, N45°21'15"W, along the Northeast line of said 4.99 acre tract, being the common Southwest line of said 1.504 acre tract, a distance of 460.75 feet to a 1/2" iron rod found in the Southeast line of a called 52.375 acre tract of land conveyed to Rockwall Hall Parkway Lots, L.P. by Special Warranty Deed of record in Volume 4126, Page 46 of the Official Public Records of Rockwall County, Texas, being the North corner of said 4.99 acre tract and the West corner of said 1.504 acre tract;

THENCE, N23°54'56"E, along the Southeast line of said 52.375 acre tract, being the common Northwest line of said 1.504 acre tract, a distance of 143.80 feet to a 1/2" iron rod found, being the West corner of said 1.50 acre tract and the North corner of said 1.504 acre tract;

THENCE, S45°22'22"E, along the Southwest line of said 1.50 acre tract, being the common Northeast line of said 1.504 acre tract, a distance of 510.90 feet to the **POINT OF BEGINNING**, containing 1.50 acres or 65,382 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TRI-TEX CONSTRUCTION, INC.**, the undersigned owner of the land shown on this plat, and designated herein as **TRI-TEX ADDITION**, 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 **TRI-TEX ADDITION**, 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.

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

OWNERS: TRI-TEX CONSTRUCTION, INC.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **TRI-TEX CONSTRUCTION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

 Notary Public in and for the State of Texas My Commission Expires _____

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TRI-TEX ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 TRI-TEX ADDITION
 LOTS 1, BLOCK A
 1.50 ACRES (65,382 SQ.FT.)**

BEING ALL OF A CALLED 1.504 ACRE TRACT TO
 TRI-TEX CONSTRUCTION, INC. RECORDED IN
 DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T.
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE OF PREPARTION: OCTOBER 30, 2023

CASE NO.
 P_____
 PAGE 2 OF 2

Project	2305.042-05	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/10/2023	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Erick Nolasco
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Tri-Tex Construction, Inc.
 Contact: David Lindsay
 797 N. Grove Road
 Richardson, TX 75081
 (972) 644-1410