



# 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) <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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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.  
<sup>2</sup>: 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 607 White Hills Drive, Rockwall, TX

SUBDIVISION Wal-Mart Super Center Addition LOT 4 BLOCK A

GENERAL LOCATION Southeast corner of White Hills Drive & Suncrest Drive

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

CURRENT ZONING C(Commercial/IH30 Overlay) CURRENT USE Vacant lot

PROPOSED ZONING C(Commercial/IH30 Overlay) PROPOSED USE Retail & Carwash

ACREAGE 2.003 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 checked="" type="checkbox"/> OWNER	Travelers Plaza LLC	<input checked="" type="checkbox"/> APPLICANT	Tarina Group, Inc
CONTACT PERSON	Michael Eido	CONTACT PERSON	Hani Elkady
ADDRESS	1324 Somerset Court	ADDRESS	3120 Ashwood Ct.
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Richardson, Texas 75082
PHONE	972-800-4443	PHONE	214-213-7192
E-MAIL	m.eido@hotmail.com	E-MAIL	elkady422@aol.com

## NOTARY VERIFICATION [REQUIRED]

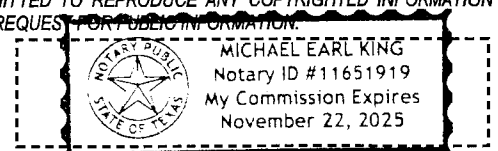
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Eido [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ June 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024 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 14 DAY OF June, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

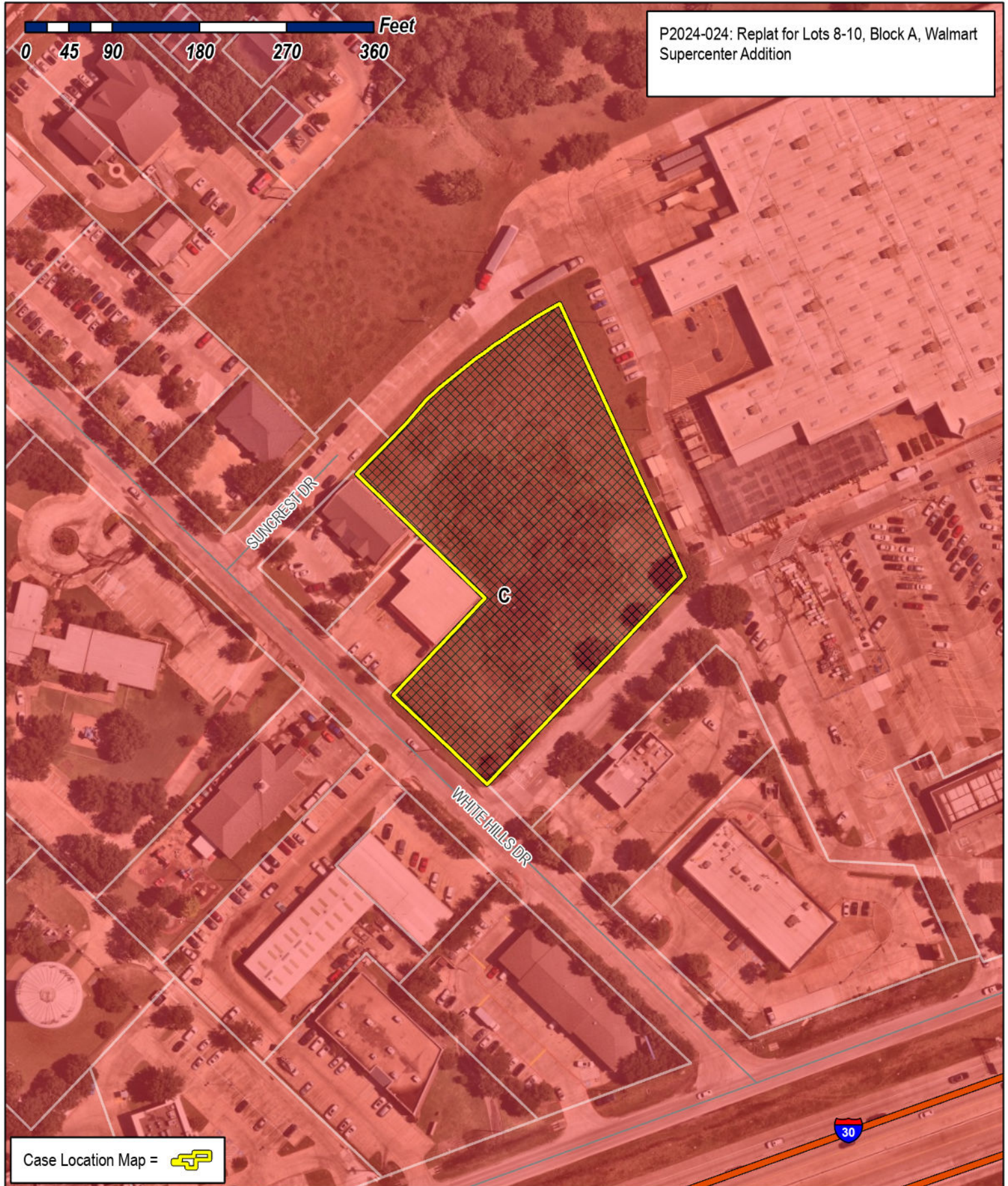



MY COMMISSION EXPIRES 11-22-2025





P2024-024: Replat for Lots 8-10, Block A, Walmart Supercenter Addition



Case Location Map = 



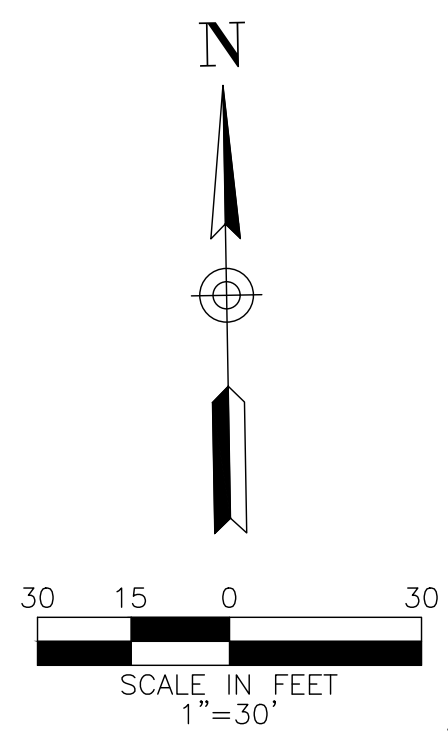
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.





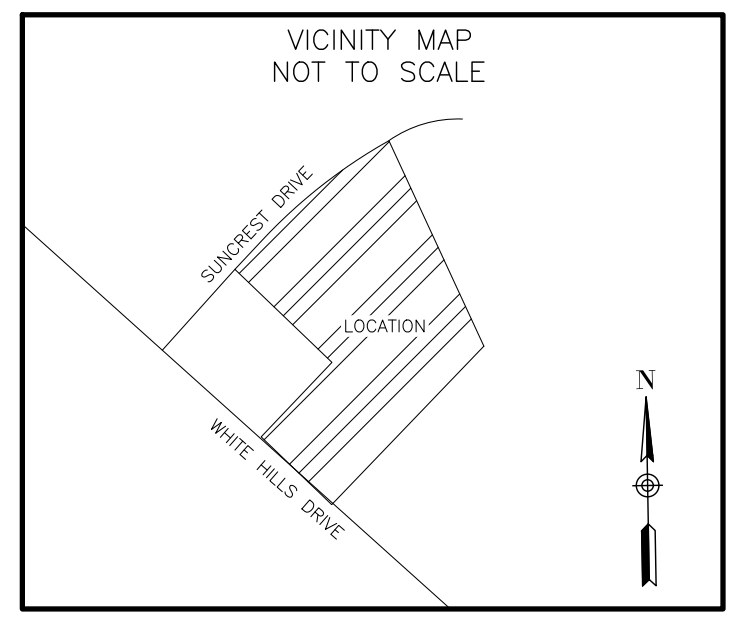
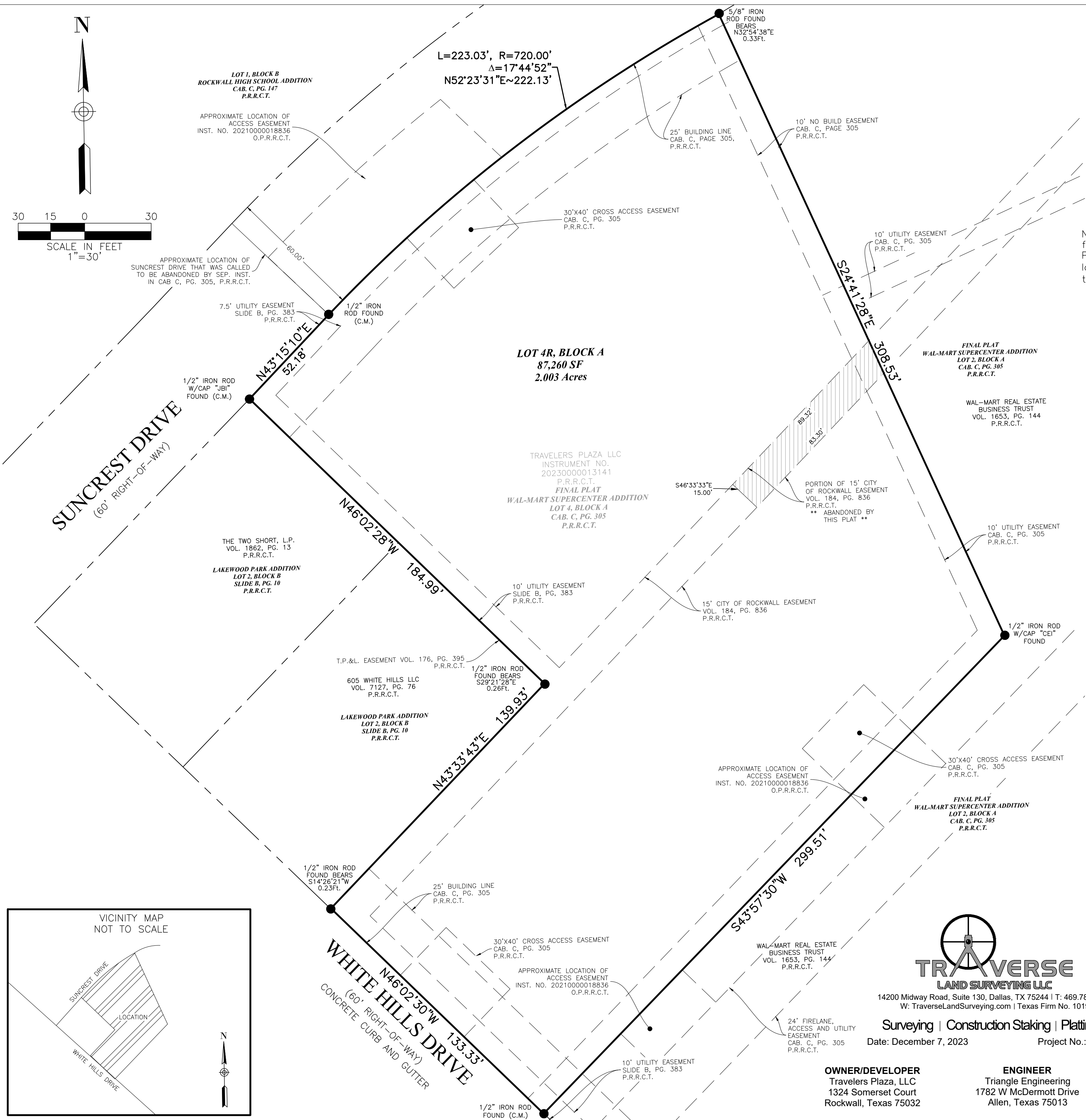


**GENERAL NOTES**

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to abandon a portion of an existing easement.

**FLOOD NOTES**

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0040L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



**REPLAT  
LOT 4R, BLOCK A  
WAL-MART  
SUPERCENTER  
ADDITION**

BEING 2.003 ACRES  
SITUATED IN THE E.P. GAINES CHISUM SURVEY  
ABSTRACT NUMBER 64  
BEING ALL OF LOT 4, BLOCK A OF WAL-MART  
SUPERCENTER ADDITION, AN ADDITION TO THE  
CITY OF ROCKWALL, AS RECORDED IN  
CABINET C, PAGE 305, P.R.R.C.T.  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
DECEMBER 2023



**TRaverse**  
LAND SURVEYING LLC  
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631  
Surveying | Construction Staking | Platting  
Date: December 7, 2023 Project No.: TR-157-23

**OWNER/DEVELOPER**  
Travelers Plaza, LLC  
1324 Somerset Court  
Rockwall, Texas 75032

**ENGINEER**  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a 2.003 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract Number 64, City of Rockwall, Rockwall County, Texas, and same being all of Lot 4, Block A, of Wal-Mart Supercenter Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 305, Public Records, Rockwall County, Texas (P.R.R.C.T.), and same being all of a tract of land described to Traveler's Plaza, LLC, by the Deed recorded in Instrument Number 20230000013141, P.R.R.C.T., and same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most westerly corner of Lot 2, Block A, of said Wal-Mart Supercenter Addition, and being a point on the northeasterly right-of-way boundary line of White Hills Drive (60' right-of-way);

THENCE North 46 degrees 02 minutes 30 seconds West along the northeasterly right-of-way boundary line of said White Hills Drive, a distance of 133.33 feet to a point for corner, from which a 1/2" iron rod found bears South 14 degrees 26 minutes 21 seconds West a distance of 0.23 feet, and same being the most southerly corner of Lot 2, Block B, of Lakewood Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 10, P.R.R.C.T.;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

North 43 degrees 33 minutes 43 seconds East a distance of 139.93 feet to a point for corner, from which a 1/2" iron rod found bears South 29 degrees 21 minutes 28 seconds East a distance of 0.26 feet;

North 46 degrees 02 minutes 28 seconds West a distance of 184.99 feet to a 1/2" iron rod found with a cap stamped "JBI" for the most northerly corner of said Lot 2, and same being a point on the southeasterly right-of-way boundary line of Suncrest Drive (60' right-of-way);

THENCE along a common boundary line of said Lot 4, and the southeasterly right-of-way boundary line of said Suncrest Drive, the following courses and distances:

North 43 degrees 15 minutes 10 seconds East a distance of 52.18 feet to a 1/2" iron rod found for corner, and same being the beginning of a curve to the right with a central angle of 17 degrees 44 minutes 52 seconds, and a radius of 720.00 feet whose chord bears North 52 degrees 23 minutes 31 seconds East a chord distance of 222.13 feet;

Along said curve and arc distance of 223.03 feet to a point for corner, from which a 5/8" iron rod found bears North 32 degrees 54 minutes 38 seconds East a distance of 0.33 feet;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

South 24 degrees 41 minutes 28 seconds East a distance of 308.53 feet to a 1/2" iron rod found with a cap stamped "CEI" for corner;

South 43 degrees 57 minutes 30 seconds West a distance of 299.51 feet to the POINT OF BEGINNING containing 2.003 acres (87,260 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Travelers Plaza, LLC do hereby adopt this plat designating the hereinabove described property as Wal-Mart Supercenter Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building 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, 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 or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at \_\_\_\_\_, \_\_\_\_\_, This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature - Travelers Plaza, LLC Representative

Printed Name

Title / Date

### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that i prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

\_\_\_\_\_  
David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023

DATE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

### SUBDIVISION STATEMENT

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulations of Subdivisions and property Development of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.

### PUBLIC IMPROVEMENT STATEMENT

It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under Subdivision Ordinance of the City of Rockwall.

### DRAINAGE AND DETENTION EASEMENTS

The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

### FIRE LANES

All Fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

### STREET APPURTENANCES

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by Home Owners Association.

CERTIFICATE OF APPROVAL:
Approved:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20____.
_____ Mayor, City of Rockwall
_____ Director of Planning and Zoning
_____ Planning and Zoning Commission Chariman
_____ City Engineer
_____ City Secretary



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: December 7, 2023 Project No.: TR-157-23

OWNER/DEVELOPER  
Travelers Plaza, LLC  
1324 Somerset Court  
Rockwall, Texas 75032

ENGINEER  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013

# REPLAT LOT 4R, BLOCK A WAL-MART SUPERCENTER ADDITION

BEING 2.003 ACRES  
SITUATED IN THE E.P. GAINES CHISUM SURVEY  
ABSTRACT NUMBER 64  
BEING ALL OF LOT 4, BLOCK A OF WAL-MART  
SUPERCENTER ADDITION, AN ADDITION TO THE  
CITY OF ROCKWALL, AS RECORDED IN  
CABINET C, PAGE 305, P.R.R.C.T.  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
DECEMBER 2023



T: 469.784.9321 | W: TraverseLandSurveying.com | O: 14200 Midway Road, Suite 130, Dallas, TX 75244

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,019,228.6017' East: 2,591,162.1707'

Segment# 1: Line

Course: N43° 15' 10.49"E Length: 52.180'

North: 7,019,266.6063' East: 2,591,197.9255'

Segment# 2: Curve

Length: 223.025' Radius: 720.000'

Delta: 17.7478 (d) Tangent: 112.413'

Chord: 222.135' Course: N52° 23' 31.49"E

Course In: S46° 28' 54.51"E Course Out: N28° 44' 02.51"W

RP North: 7,018,770.8252' East: 2,591,720.0376'

End North: 7,019,402.1650' East: 2,591,373.9017'

Segment# 3: Line

Course: S24° 41' 27.51"E Length: 308.530'

North: 7,019,121.8426' East: 2,591,502.7820'

Segment# 4: Line

Course: S43° 57' 30.49"W Length: 299.510'

North: 7,018,906.2424' East: 2,591,294.8811'

Segment# 5: Line

Course: N46° 02' 29.51"W Length: 133.330'

North: 7,018,998.7917' East: 2,591,198.9044'

Segment# 6: Line

Course: N43° 33' 43.49"E Length: 139.930'

North: 7,019,100.1889' East: 2,591,295.3358'

Segment# 7: Line

Course: N46° 02' 27.51"W Length: 184.994'

North: 7,019,228.6013' East: 2,591,162.1704'

Perimeter: 1,341.500' Area: 87,260.43Sq.Ft.

Error Closure: 0.0005 Course: S34° 14' 34.24"W

Error North : -0.00040 East: -0.00027

Precision 1: 2,682,998.000