

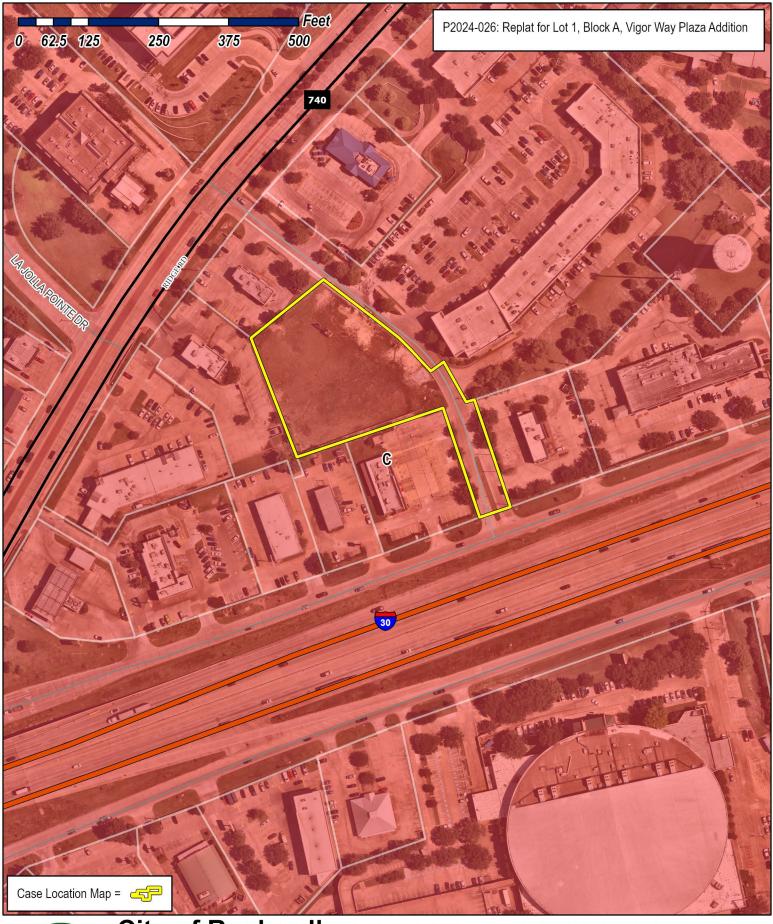
## **DEVELOP. NT APPLICATION**

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

PLANNING & ZCG 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:

	,		OHILE	MONLLA.	THE ISMITERS	ELEKTRICE CZ OF	
PLEASE CHECK THE AI	PPROPRIATE BOX BELOV	N TO INDICATE THE TYPE O	OF DEVELOPMENT REQ	UEST [SELECT ONLY O	NE BOX]:		
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) † ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) † ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) † ☐ REPLAT (\$300.00 + \$20.00 ACRE) † ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)			☐ ZONING CHAI ☐ SPECIFIC USE ☐ PD DEVELOPE  OTHER APPLICA ☐ TREE REMOV	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/SPECIAL EXCEPTIONS (\$100.00) 2			
SITE PLAN APPLICA  SITE PLAN (\$250.  AMENDED SITE F		SCAPING PLAN (\$100.00)	PER ACRE AMOUNT. F 3: A \$1,000.00 FEE WI	E FEE, PLEASE USE THE EXACT OR REQUESTS ON LESS THAN O ILL BE ADDED TO THE APPLII TION WITHOUT OR NOT IN CO	ONE ACRE, ROUND UP TO CATION FEE FOR ANY R	ONE (1) ACRE. REQUEST THAT	
PROPERTY INFO	RMATION [PLEASE PRI	NT]					
ADDRESS		licion Way					
SUBDIVISION		From & Suites	Power State	LOT	/ BLOCK	A	
GENERAL LOCATION	Vigor War	1					
ZONING, SITE PLA	0	INFORMATION [PLEAS	SE PRINT]				
CURRENT ZONING	C2		CURRENT USE	VACANT			
PROPOSED ZONING			PROPOSED USE	OFFICE			
ACREAGE	1.74	LOTS [CURRENT	1 /	LOTS [PROP	OSED] /		
REGARD TO ITS AF	PLATS: BY CHECKING THIS PPROVAL PROCESS, AND FA NIAL OF YOUR CASE.	BOX YOU ACKNOWLEDGE T AILURE TO ADDRESS ANY OF	HAT DUE TO THE PASSA STAFF'S COMMENTS BY 1	GE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON T	NO LONGER HAS FL THE DEVELOPMENT (	EXIBILITY WITH CALENDAR WILL	
OWNER/APPLICA	WNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]						
TY OWNER	PRBBS		☐ APPLICANT				
CONTACT PERSON	The state of the s	evry	CONTACT PERSON				
ADDRESS	2 ESSE	× JCT	ADDRESS				
CITY STATE & ZIP	Henth -	TX 79032	CITY STATE & 7IP				
PHONE		3-5976	PHONE				
E-MAIL		lone firm,	=				
	ATION [REQUIRED] IGNED AUTHORITY, ON THIS	DAY PERSONALLY APPEARE BE TRUE AND CERTIFIED THE	Brian Ber	10	WWER] THE UNDER	RSIGNED, WHO	
INFORMATION CONTAINED	TO COVER THE COUNTY BY SIGN WITHIN THIS APPLICATION TO	RPOSE OF THIS APPLICATION; AL COST OF THIS APPLICATION, HA WING THIS APPLICATION. I AGRE TO THE PUBLIC. THE CITY IS SUCH REPRODUCTION IS ASSC	S BEEN PAID TO THE CITY OF EE THAT THE CITY OF ROCI ALSO AUTHORIZED AND I	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTH PERMITTED TO REPRODUC	ORIZED AND PERMITT	DAY OF ED TO PROVIDE	
GIVEN UNDER MY HAND AI	ND SEAL OF OFFICE ON THIS	STHE 19th DAY OF JUL	1 2024	Carry A	AMBER I Notary P STATE OF	ublic I	
	OWNER'S SIGNATURE	8.3			ID# 10005	6520	
NOTARY PUBLIC IN AND FO	OR THE STATE OF TEXAS	Marly 4		MY COMMISSION		anii 18, 2021	



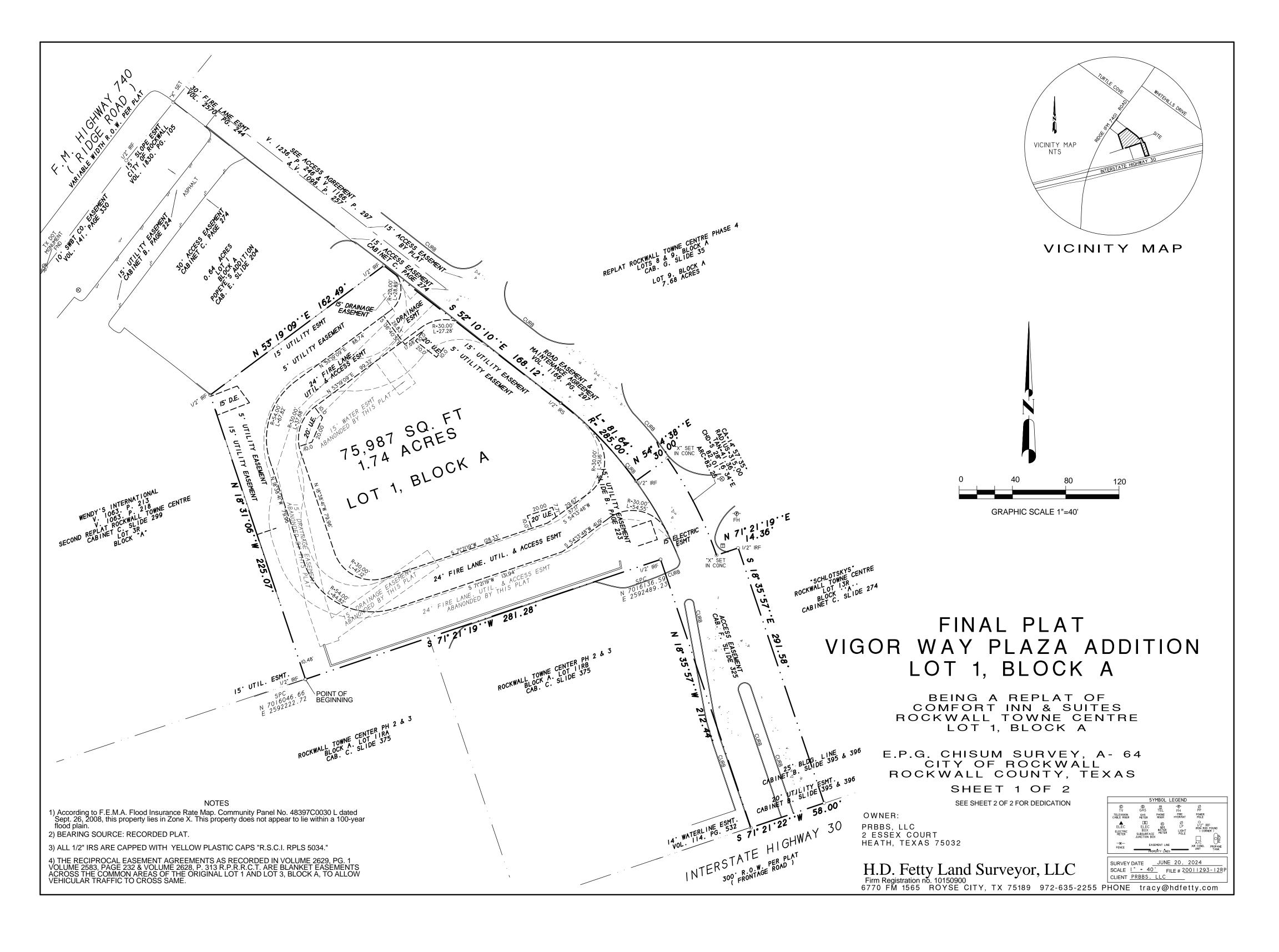


## City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





## OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County,

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner:

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 1, Block A, and continuing along the Southeast line of said Lot 1, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, 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, 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 subdivision have been notified and signed this plat.

We 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.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility
- 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, maint aining, and either adding to or removing all or part of their respective system without the pecessity of at any time, procuring the permission of anyone. 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, sto rm 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 an d/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 p rogress 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 exaction's made herein.

PRBBS, LLC

By: BRIAN BERRY

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRIAN BERRY 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 \_\_\_\_

Notary Public in and for the State of Texas

My Commission Expires:

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.

RECOMMENDED FOR FINAL APPROVAL	
Planning and Zoning Commission Date	
APPROVED	
I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA AD BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City was approved by the City Council of the City of Rockwall on the day of _	DITION, LOT 1, of Rockwall, Texas , 2024.
This approval shall be invalid unless the approved plat for such addition is re office of the County Clerk of Rockwall, County, Texas, within one hundred eight from said date of final approval.	corded in the ghty (180) days
Said addition shall be subject to all the requirements of the Subdivision Regu City of Rockwall.	lations of the
WITNESS OUR HANDS, this day of ,,	
Mayor, City of Rockwall  City Secretary City of Ro	ckwall
City Engineer Date	

## FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

BEING A REPLAT OF COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1. BLOCK A

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: PRBBS. LLC 2 ESSÉX COURT HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900

