# PLANNING AND ZONING CASE CHECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

☐ TREESCAPE PLAN

TECTURAL REVIEW BOARD DATE	HPAB DATE PARK BOARD DATE
ZONING APPLICATION  SPECIFIC USE PERMIT  ZONING CHANGE  PD CONCEPT PLAN  PD DEVELOPMENT PLAN  SITE PLAN APPLICATION  SITE PLAN  LANDSCAPE PLAN  TREESCAPE PLAN  PHOTOMETRIC PLAN  BUILDING ELEVATIONS  MATERIAL SAMPLES  COLOR RENDERING	☐ COPY OF ORDINANCE (ORD.#)  APPLICATIONS  RECEIPT  LOCATION MAP  HOA MAP  PON MAP  FLU MAP  NEWSPAPER PUBLIC NOTICE  SOO-FT. BUFFER PUBLIC NOTICE  PROJECT REVIEW  STAFF REPORT  CORRESPONDENCE  COPY-ALL PLANS REQUIRED  COPY-MARK-UPS  CITY COUNCIL MINUTES-LASERFICHE  MINUTES-LASERFICHE  PLAT FILED DATE  CABINET #  SLIDE #  SLIDE #
PLATTING APPLICATION  ☐ MASTER PLAT ☐ PRELIMINARY PLAT	NOTES:
FINAL PLAT  REPLAT  ADMINISTRATIVE/MINOR PLAT  VACATION PLAT	ZONING MAP UPDATED



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

TAFF	USE	ONLY	-	

PLANNING & ZONIN LASE NO. P2019-049

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]	1:
--	---	----

Platting Application Fees:   Master Plat (\$100.00 + \$15.00 Acre)   Preliminary Plat (\$200.00 + \$15.00 Acre)   Preliminary Plat (\$200.00 + \$15.00 Acre)   Plat (\$300.00 + \$20.00 Acre)   Plat (\$300.00 + \$20.00 Acre)   Plat Reinstatement Request (\$150.00)   Plat Reinstatement Request (\$100.00)     Site Plan Application Fees:   Site Plan (\$250.00 + \$20.00 Acre)   Plat Reinstatement Request (\$100.00)   Plat R	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>2</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 SWC Washington St and	d Alamo Rd(SH 205)
Subdivision B.F. Boydstun Survey, Al	
General Location Downtown-Washington/A	
ZONING, SITE PLAN AND PLATTING INFORMA	
Current Zoning DT	Current Use Vacant - Rockwall PD parking
Proposed Zoning DT	Proposed Use Multi family development
	ots [Current] Multiple Lots [Proposed] 1
[ ] SITE PLANS AND PLATS: By checking this box you acknowled	edge that due to the passage of <u>HB3167</u> the City no longer has flexibility with regard to its approval
	e date provided on the Development Calendar will result in the denial of your case.  [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[ ]Owner Rockwall, Myrelli, Peoples	
Contact Person	E Estate [X] Applicant Rockwall Downtown Lofts, LTD.  Contact Person Tony Austin
Address	Address 102 S. Goliad, Suite 205
City, State & Zip	City, State & Zip Rockwall, TX 75032
Phone	Phone 214.507.9055
E-Mail	E-Mail tsaustin@tac-inc.net
NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeare this application to be true and certified the following:	red Iony Austin [Owner] the undersigned, who stated the information on
cover the cost of this application, has been paid to the City of Rockwa that the City of Rockwall (i.e. "City") is authorized and permitted to	ion; all information submitted herein is true and correct; and the application fee of \$, to all on this the 13+ day of 100 and
Given under my hand and seal of office on this the day of	f Vecembel, 2000.
Owner's Signature  Notary Public in and for the State of Texas  DEVELOPMENT APPLICATION  RECLEVE LOW TO MAKE THE PROPERTY OF T	KATHRYN DIANE ENGLISH Notary Public, State of Texas Comm. Expires 06-02-2020 Waltow Later Comm. Expires 06-0



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

PLANNING & ZONIL CASE NO. P2019-049
<u>NOTE:</u> 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 d	levelopment 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) <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			
Subdivision	Lot Block		
General Location			
ZONING, SITE PLAN AND PLATTING INFORMATION IF	PLEASE PRINT]		
Current Zoning	Current Use		
Proposed Zoning	Proposed Use		
Acreage Lots [Curre	ent] Lots [Proposed]		
[ ] <u>SITE PLANS AND PLATS</u> : By checking this box you acknowledge that duprocess, and failure to address any of staff's comments by the date provides	ue to the passage of <u>HB3167</u> the City no longer has flexibility with regard to its approval ided on the Development Calendar will result in the denial of your case.		
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRI	INT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]		
[]Owner Mypal, LLC	[ ] Applicant		
Contact Person Doug Kauf MAN	Contact Person		
Address	Address		
City, State & Zip SIGNATURE PAGE	City, State & Zip		
	Phone ,		
E-Mail ON	E-Mail		
NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeared this application to be true and certified the following:	Kaufmann [Owner] the undersigned, who stated the information on		
that the City of Rockwall (i.e. "City") is authorized and permitted to provide in	the 13 day of Pecember, 2019. By signing this application, I agree information contained within this application to the public. The City is also authorized and with this application, if such reproduction is associated or in response to a request for public action.		
Given under my hand and seal of office on this the day of	LISA M RILEY My Notary ID # 125361044 Expires September 13, 2022		
Notary Public in and for the State of Texas	My commission Expires Sept 13, 2027		



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

PLANNING & ZON CASE NO.	p2019-049
<u>NOTE:</u> THE APPLICATION IS NOT COCITY UNTIL THE PLANNING DIRECT SIGNED BELOW.	ONSIDERED ACCEPTED BY THE
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)       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 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)			
	t <b>ion Fees:</b> 0.00 + \$20.00 Acre) <sup>1</sup> Plan/Elevations/Landscaping P	Non (\$100.00)	Notes: 1: In determining the	fee, please use the exact acre	
[ ] Amended Site	rian/Lievations/Lanuscaping P	Tan (\$100.00)	per acre amount. Fo	r requests on less than one acr	e, round up to one (1) acre.
PROPERTY INFO	DRMATION [PLEASE PRINT]				
Address					
Subdivision				Lot	Block
General Location					
ZONING, SITE P	LAN AND PLATTING IN	FORMATION [PLEASE	PRINT]		
Current Zoning			Current Use		
Proposed Zoning			Proposed Use		
Acreage		Lots [Current]		Lots [Proposed	1]
[ ] SITE PLANS AND	PLATS: By checking this box you	acknowledge that due to th	ne passage of <u>HB3167</u> to	he City no longer has flexibi	lity with regard to its approval
	ure to address any of staff's comme				
	CANT/AGENT INFORMA	TION [PLEASE PRINT/CH	[ ] Applicant	TACT/ORIGINAL SIGNATURE	S ARE REQUIRED
Contact Person	Bury Hopus LYNDA MIRRYS		Contact Person		
Address	Myllo Mudas		Address		
City, State & Zip	SIGNATURE PA	HE	City, State & Zip		
Phone	Nd. Li		Phone		
E-Mail	ONRY		E-Mail		
Before me, the undersig	CATION [REQUIRED] gned authority, on this day persona ue and certified the following:	lly appeared Lyndale	eplos Morris	Owner] the undersigned, w	ho stated the information on
that the City of Rockwo permitted to reproduce information."	m the owner for the purpose of this plication, has been paid to the City Ill (i.e. "City") is authorized and pe any copyrighted information subm	rmitted to provide informat itted in conjunction with this	ion contained within thi	s application to the public. roduction is associated or in	The City is also authorized and
Given under my hand a	nd seal of office on this the $13^{++}$	day of December	<u></u>	1 1 3 AP VA	ATHRYN DIANE ENGLISH ary Public, State of Texas
	Owner's Signature	2 granter	Peoples ?		mm. Expires 06-02-2020
Notary Public in	and for the State of Texas	ita de de	1.0.	Thursday, and the same of the	1101diy 10 02/0000



### 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.  [ ] REPLAT. [ ] VACATION PLAT.
			Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See <i>Folding Requirements</i> in this development packet.
5	M		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.
SITI	Εl	PLA	IN APPLICATION SUBMITTAL REQUIREMENTS
[		]	PLAN SET. A plan set is composed of the following items:
			<ul> <li>SITE PLAN.</li> <li>LANDSCAPE PLAN.</li> <li>TREESCAPE PLAN.</li> <li>PHOTOMETRIC PLAN.</li> <li>BUILDING ELEVATIONS.</li> </ul>
			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" <i>Tri-Fold</i> 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.
ZOI	NI	NG	CHANGE APPLICATION SUBMITTAL REQUIREMENTS
I	[ ]	]	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	11	<b>ЛРО</b> І	RTANT 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.



### **RECEIPT**

Project Number: P2019-049

Job Address: W WASHINGTON @ FIRST ST

**ROCKWALL, TX 75087** 

Receipt Number: B87728
Printed: 12/20/2019 2:29 pm

Fee Description Account Number Fee Amount

**PLATTING** 

01-4280 \$364.48

\$364.48

**Total Fees Paid:**Date Paid: 12/20/2019 12:00:00AM

Paid By: TONY AUSTIN

Received By: AG

Pay Method: CHECK 4254



### DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review:

Wayne Carter, Charter Communications
Jim Friske, Charter Communications

Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT

Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review:

Amy Williams, Engineering

John Shannon, Building Inspections

Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/13/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/19/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** 

P2019-049

**Project Name:** 

Lot 1, Block A, TAC Rockwall Addition

**Project Type:** 

**PLAT** 

**Applicant Name:** 

**TONY AUSTIN** 

**Owner Name:** 

Myrelli, Peoples Estate

**Project Description:** 



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

STAFF	USE	ONLY	•

PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

KATHRYN DIANE ENGLISH Notary Public, State of Texas

Comm. Expires 06-02-2020 Resion Expires 1D 6276665

DIRECTOR OF PLANNING:

CITY ENGINEER:

	,		
Please check the appro	priate box below to indicate the type of devel	lopment request [S	SELECT ONLY ONE BOX]:
Final Plat (\$300.00  [ ] Replat (\$300.00 + 1)  [ ] Amending or Mino  [ ] Plat Reinstatement  Site Plan Application    [ ] Site Plan (\$250.00	00 + \$15.00 Acre) <sup>1</sup> 200.00 + \$15.00 Acre) <sup>1</sup> + \$20.00 Acre) <sup>1</sup> \$20.00 Acre) <sup>1</sup> \$20.00 Acre) <sup>2</sup> or Plat (\$150.00) t Request (\$100.00)	[ ] Specific Us [ ] PD Develop  Other Applica [ ] Tree Remo [ ] Variance R  Notes:  1: In determining	ange (\$200.00 + \$15.00 Acre) <sup>1</sup> te Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> pment Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> tion Fees:
PROPERTY INFORM	MATION [PLEASE PRINT]		
Address S	WC Washington St and Alamo F	Rd(SH 205)	
Subdivision	3.F. Boydstun Survey, Abstract #	14	Lot 1 Block AB
General Location	Downtown-Washington/Alamo		
ZONING, SITE PLAN	N AND PLATTING INFORMATION [PLEA	SE PRINT]	
Current Zoning	TO	Current Use	Vacant - Rockwall PD parking
Proposed Zoning	TC	Proposed Use	Multi family development
Acreage	3.224 Lots [Current]	Multiple	Lots [Proposed]
[ ] SITE PLANS AND PLA process, and failure to	ATS: By checking this box you acknowledge that due to address any of staff's comments by the date provided of	o the passage of <u>HB31</u> on the Development Co	67 the City no longer has flexibility with regard to its approval slendar will result in the denial of your case.
OWNER/APPLICAN	IT/AGENT INFORMATION [PLEASE PRINT/	CHECK THE PRIMARY	CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[ ]Owner Ro	ockwall, Myrelli, Peoples Estate		Rockwall Downtown Lofts, LTD.
Contact Person		Contact Person	Tony Austin
Address		Address	102 S. Goliad, Suite 205
City, State & Zip		City, State & Zip	Rockwall, TX 75032
Phone		Phone	214.507.9055
E-Mail		E-Mail	tsaustin@tac-inc.net
NOTARY VERIFICA Before me, the undersigned this application to be true a	l authority, on this day personally appeared $\frac{\int O \cap Y}{\int Y}$	AUSTIN	[Owner] the undersigned, who stated the information or
cover the cost of this application that the City of Rockwall (i.	ation, has been paid to the City of Rockwall on this the _, e. "City") is authorized and permitted to provide inform	nation contained with	s true and correct; and the application fee of \$, to Perform this application, I agree in this application to the public. The City is also authorized and the production is associated or in response to a request for public

Given under my hand and seal of office on this the

Owner's Signature



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

STA	FF	USE	ON	ILY	

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:

**Zoning Application Fees:** 

Please check the appropriate box below to indicate the type of dev	velopment request [SELECT ONLY ONE BOX]:

Site Plan (\$250.00 + \$20.00 Acre)   1   1   1   1   1   1   1   1   1	ing by the (1) acre.
Subdivision  General Location  CONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning  Current Use  Proposed Zoning  Acreage  Lots [Current]  Lots [Proposed]  [ ] 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 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.  CONNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED  [ ] Owner  Myphal Luc  Contact Person  Address  Address	
Subdivision  CONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning  Current Use  Proposed Zoning  Acreage  Lots [Current]  Lots [Proposed]  [] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED CONTACT Person Address  Address	
General Location  CONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning  Current Use  Proposed Zoning  Acreage  Lots [Current]  Lots [Proposed]  [] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED  [] Owner  Contact Person  Address  Address	
Current Zoning Current Use Proposed Zoning Acreage Lots [Current]  Lots [Proposed]  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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED  [ ] Owner  Contact Person Address	
Current Use  Proposed Zoning  Acreage  Acreage  Lots [Current]  Lots [Proposed]  [ ] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED [ ] Owner  Contact Person  Address  Address	
Current Use  Proposed Zoning  Acreage  Acreage  Lots [Current]  Lots [Proposed]  [ ] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED [ ] Owner  Contact Person  Address  Address	
Acreage  Lots [Current]  Lots [Proposed]  [] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED [] Applicant  [] Applicant  Contact Person  Address  Address	
[ ] 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 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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED [ ] Applicant  [ ] Applicant  Contact Person  Address  Address	
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.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED  [ ] Owner	
[ ] Owner Mypal, LLC [ ] Applicant  Contact Person Address  Address	
Address	
Address	
City, State & Zip  Phone  E-Mail  City, State & Zip  Phone  E-Mail	
Phone E-Mail  E-Mail	
E-Mail	,
NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeared Kaufmann [Owner] the undersigned, who stated the this application to be true and certified the following:	information on
"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 \$	autnorizea ana
Owner's Signature  Notary Public in and for the State of Texas  Ny Notary Public in and for the State of Texas	EY 25361044

DEVELOPMENT APPLICATION . CITY OF ROCKWOLL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727



Notary Public in and for the State of Texas

### **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASI	E NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	

CITY ENGINEER:

ise check the appropriate has helow to indicate the type of development request (SELECT ONLY ONE BOX):

Platting Application Fees:  [ ] Master Plat (\$100.00 + \$15.00 Acre]  [ ] Preliminary Plat (\$200.00 + \$15.00]  [ ] 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/Land	Acre) <sup>1</sup>	[ ] Specific Use Pe [ ] PD Developme Other Application [ ] Tree Removal ( [ ] Variance Required Notes:	(\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$100.00) cree, please use the example of the state	5.00 Acre) <sup>1</sup>
PROPERTY INFORMATION [PLEAS	SE PRINT]			
Address				
Subdivision			Lot	Block
General Location				
ZONING, SITE PLAN AND PLATT	TING INFORMATION [PL	EASE PRINT]		
Current Zoning		Current Use		
Proposed Zoning		Proposed Use		
Acreage	Lots [Curren	t]	Lots [Prop	posed]
SITE PLANS AND PLATS: By checking the process, and failure to address any of state of the process of the proces	aff's comments by the date provide  IFORMATION [PLEASE PRIN	ed on the Development Calend	ar will result in the dei	nial of your case.
City, State & Zip	LE PHONE	City, State & Zip		
Phone		Phone		
E-Mail 0	Nry	E-Mail		
NOTARY VERIFICATION [REQUIRE Before me, the undersigned authority, on this this application to be true and certified the foll "I hereby certify that I am the owner for the pu cover the cost of this application, has been paid	day personally appeared Lynd lowing: prose of this application; all inform to the City of Rockwall on this the	nation submitted herein is true	and correct; and the c	application fee of \$, to  By signing this application, I agree
that the City of Rockwall (i.e. "City") is author permitted to reproduce any copyrighted inforn information."	rized and permitted to provide info nation submitted in conjunction wi	ormation contained within this th this application, if such repr	application to the p	ublic. The City is also authorized and
Given under my hand and seal of office on this	the 13" day of Decen	nbc, 2020.	SHITTARY PUBL	KATHRYN DIANE ENGLISH E Notary Public, State of Texas
Owner's Signat	ure & Sinkout	til Peoples	tale more	Comm. Expires 06-02-2020





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

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.



### SURVEY BOWNDARY CLOSURE REPORT

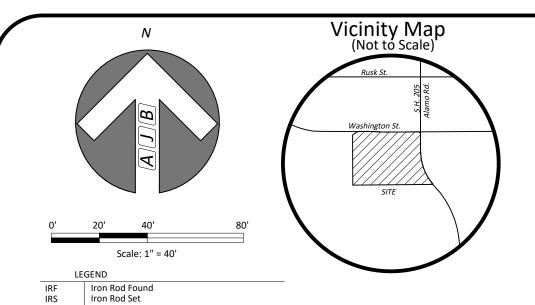
Polyline Report

Northing	Easting	Bearing	Distance
6988126.31	2697317.89		500 54
6988120.92	2696817.18	S 89°23'01" W	
6988434.35	2696815.33	N 00°20'14" W	313.44
6988456.44	2696846.80	N 54°55'29" E	38.45
		N 89°01'44" E	67.71
	2696914.50	s 87°27'16" E	102.01
6988453.06	2697016.42	N 89°38'14" E	213.27
6988454.41	2697229.68	S 45°11'50" E	15.56
6988443.45	2697240.73	s 00°01'53" E	
6988323.29			
	.74 Chord: .88 Delta:		ree: 18°29'54" Dir: Left gent: 112.53
Chord BRG:		Rad-In: N 88°	35'36" E Rad-Out: N 48°39'33" E

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22 Polyline Area: 145394.788 sq ft, 3.338 acres

12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM

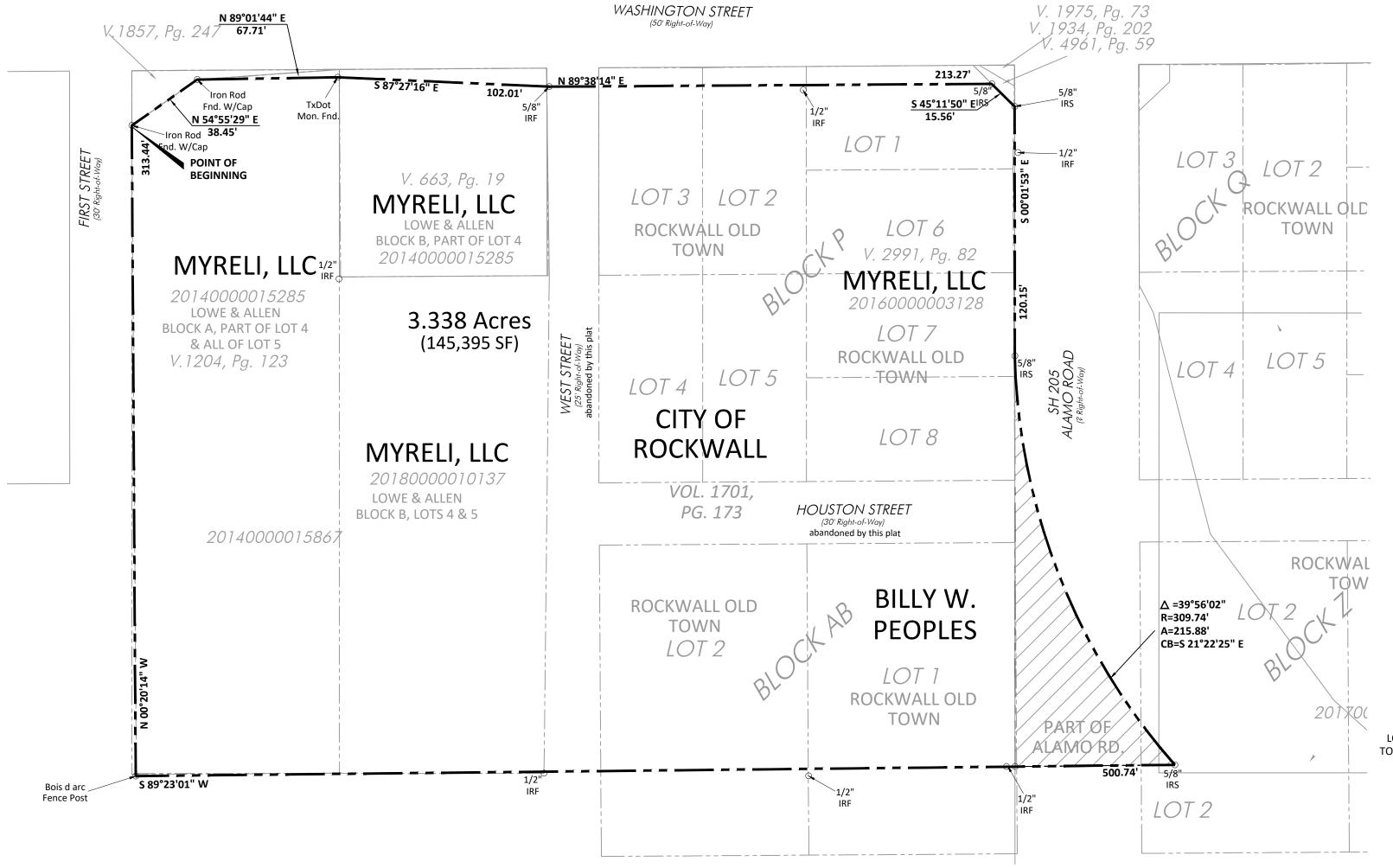
WASHINGTON ST & HWY 205\CLAYROCK 20



DRRCT Deed Records Rockwall County, Texas
Plat Records Rockwall County, Texas
RPRRCT RPRCT Real Property Records Rockwall County, Texas
OPRRCT Official Public Records Rockwall County, Texas

#### **GENERAL NOTES:**

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



Case No.: P

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD
TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET,
HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
MYRELI, LLC
627 Sorita Circle
Heath, Texas 75032

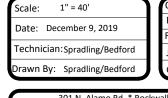
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Owner:
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Checked By: Frank R. Owens
P.C.: Cryer/Spradling

Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021



File: CLAYROCK 2019-12-06 CP

Job. No. 552-176

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087 972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.co





TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALI

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being part of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

**BEGINNING** at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30 ' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

**THENCE** with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

**THENCE** with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

**THENCE** continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

**THENCE** continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

**THENCE** with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner:

**THENCE** continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

**THENCE** continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land:

**THENCE** departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

**CONTAINING** within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

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

We, ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES, the undersigned owners of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD 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;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described

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;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements:

8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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, my (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

ROCKWALL DOWNTOWN LOFTS, LTD: a Texas municipal corporation By: Tony Austin Company, Inc., a Texas corporation Tony Austin, President STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 \_\_\_\_\_, 2020 Notary Public in and for the State of Texas MYRELI, LLC, a Texas limited liability company By: DRK Family Partners, Ltd, a Texas limited partnership By: Dreek, LLC, a Texas limited liability company Its: General Partner Name: Ruth R. Kaufmann Its: Managing Member Name: Douglas A. Kaufmann Its: Managing Member STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing

Member, 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 \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

Name:		
Fitle:		
STATE OF TEXAS COUNTY OF ROCKWALL		
Before me, the undersigned authority, on known to me to be the person whose name acknowledged to me that he executed the stated.	e is subscribed to the for	egoing instrument, and
Given upon my hand and seal of office this	s day of	, 2020
Notary Public in and for the State of Texas		
Lynda Morris, Independent Executrix of th	ne	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES		
Estate of Billy W. Peoples, Deceased	_	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the	_	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased  STATE OF TEXAS	— this day personally appe ne is subscribed to the for	regoing instrument, and
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased  STATE OF TEXAS COUNTY OF ROCKWALL  Before me, the undersigned authority, on known to me to be the person whose nan acknowledged to me that he executed the	this day personally apper ne is subscribed to the for e same for the purpose an	regoing instrument, and nd consideration therein

CITY OF ROCKWALL

GENERAL NOTES:

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 bee 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 use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL A	PPROVAL		
Planning and Zoning Commiss	ion Date		
APPROVED			
I hereby certify that the above the City Council of the City of			rall, Texas, was approved by , 2019.
This approval shall be invalid u			
WITNESS OUR HANDS, this	day of	, 2019.	
Mayor, City of Rockwall	City Secretary	City Engineer	<u></u>

FINAL PLAT

BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

Case No.: P

BEING A REPLAT OF

LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD

B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MYRELI, LLC 627 Sorita Circle	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 7508	Owner: BILLY W. PEOPLES P.O Box 35 Rockwall, Texas 75087
Engineer:	Scale: 1" = 40'	Che P.O	ecked By: Frank R. Owens
CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE,	Date: December 9, 20		0.70.700.008
SUITE 406 BEDFORD, TEXAS 76021	Technician: Spradling/E	Bedford Job	o. No. 552-176
,	Drawn By: Spradling/B	Bedford GF	No.
		o Rd. * Rockwall, T 5 , www.ajbedforc	
Sheet:	AJ Bedf	ord Gro	up, Inc.
of: 2	Registered Profe	ssional Land Su	rveyors

TBPLS REG#10118200



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

DATE: December 30, 2019

APPLICANT: Tony Austin; Rockwall Downtown Lofts, LTD

CASE NUMBER: P2019-049; Lot 1, Block A TAC Rockwall Addition

#### **SUMMARY**

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

#### **PLAT INFORMATION**

- ☑ The applicant is requesting to final plat a 3.338-acre tract of land (*i.e.* Lots 1-8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5 Block A, Lowe & Allen Addition) into one (1) lot (*i.e.* Lot 1, Block A, TAC Rockwall Addition) for the purpose of assembling the properties into one (1) parcel of land, and to abandon and convey the rights-of-way for West Street and Houston Street from the City to the developer. This is being done in accordance with a Chapter 380 Economic Development Agreement that was executed and signed on November 5, 2019.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1, Block A, TAC Rockwall Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other regulatory requirements administered and/or enforced by the state and federal governme	· applicable nt.

### **City of Rockwall**



### **Project Plan Review History**

Project Number P2019-049

Lot 1, Block A, TAC Rockwall Addition

Project Name Lot 1, Type PLAT Subtype FINAL

Status Staff Review

**Owner** Myrelli, Peoples Estate

**Applicant** TONY AUSTIN

Applied Approved

d 12/13/2019 AG

Expired Status

Closed

**Site Address** 

City, State Zip

W WASHINGTON @ FIRST ST

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

**General Plan** 

LOWE & ALLEN 4,5 B 4,5 4180-000B-0004-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/13/2019	12/20/2019	12/18/2019	5	APPROVED	
ENGINEERING	Sarah Johnston	12/13/2019	12/20/2019	12/19/2019	6	COMMENTS	
(12/19/2019 10:10 /	AM SJ)						
M - Denote what th	e hatch area means.						
M - Must tie two po	oints to City GPS.						
N:							
E:							
FIRE	Ariana Hargrove	12/13/2019	12/20/2019	12/17/2019	4	APPROVED	
GIS	Lance Singleton	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	Comments
(12/20/2019 8:22 AI	M LS)						
Please tie two corne	ers to the State Plane (	Coords, (NAD83	) North Centr	al Texas 4202			
PLANNING	Korey Brooks	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	Comments

P2019-049; Lot 1, Block A TAC Rockwall Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (i.e. SH-205) and W. Washington Street (i.e. SH-66).
- I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

  M.3 For reference, include the case number (P2019-049) in the lower right-hand corner of all pages on future submittals.
- 1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
- M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
- (1) Please tie two corners to state plane coordinate system.
- I.6 Please note that failure to address all comments provided by staff by 5:00 PM on January 20, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 20, 2019; The Planning & Zoning Meeting December 30, 2019.

Project Reviews.rpt Page 2 of 2

### SURVEY BOWIDARY CLOSURE REPORT

Polyline Report

Northing	Easting	Bearing	Distance
6988126.31	2697317.89	0	
6988120.92	2696817.18	S 89°23'01" W	
6988434.35	2696815.33	N 00°20'14" W	313.44
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6988443.45	2697240.73		
6988323.29	2697240.79	s 00°01'53" E	120.15
Radius: 309	.74 Chord:	211.54 Degr 39°56'02" Tang	ree: 18°29'54" Dir: Left rent: 112.53
Chord BRG:	S 21°22'25" E t: 6988330.90,	Rad-In: N 88°3	35'36" E Rad-Out: N 48°39'33" E

Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

Polyline Area: 145394.788 sq ft, 3.338 acres

6988126.31 2697317.89

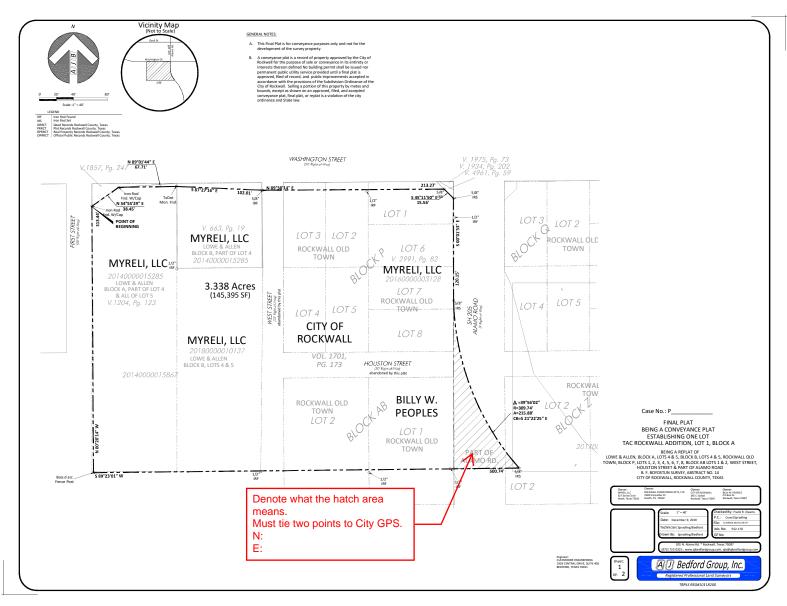


FIGURE 11 AND A STATE OF THE PROPERTY OF THE P

STATE OF TEXAS COUNTY OF ROCKWALL

COUNT OF SECONAL OFFICE AND A CONTROL OF SECONAL BRILLY W. PEOPLES, the underligated owners of the lated down on this jairt, and designated herein as the TAC ROCKWALL ADDITION addedistion to the Cyr of Excess, the Case and whose manse in submitted betters, herein years and the case are also second to the case and th ROWN of 138 foot text of land situated in the 8.F. BOYDSTUN SURVEY, ABSTRACT 114 in the City of Bodwell, Rockwall County, Treas and being part of the same property control to the same property of th Title: \_\_\_\_\_ STATE OF TEXAS COUNTY OF ROCKWALL STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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. and signed this plat. We understand and do here purposes stated and for the mutual use and acco We also understand the following: Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein No buildings shall be constructed or placed upon, over, or across the utility easem herein. BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30 'in width) with the south line of WASHINGTON STREET (apparent 50' in width); Any public office that I have the right to remove and seep minored all or part of any buildings, fence, contraction, in additionable or efficiency of their respective system on any of these examinest stops, and any public citility shall a film has here the right respective system on any of these examinest stops, and any public citility shall a film has here the right respective system on any of these examinest stops, and any public citility shall a film has here the right respective system without the necessity of , at any time, procuring the commission of all years. Notary Public in and for the State of Texas Given upon my hand and seal of office this \_\_\_\_\_\_ day of \_\_\_\_\_ THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°SS'29" EAST a distance of 38.45 feet to an iron rod with cap found for Notary Public in and for the State of Texas THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDot Monument found for corner: 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. By: DRK Family Partners, Ltd, a Texas limited partnership its: Sole Member THENCE continuing with the south line of said Washington

Street, SOUTH 87"27"16" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET; Lynda Morris, Independent Executrix of the Estate of Billy W. Peoples, Deceased By: Dreek, LLC, a Texas limited liability company 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. THENCE continuing with the south line of said Washington
Street, NORTH 89'38'14" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for
the northerly corner of a corner cut-off line located at the intersection of the west line
of State Highway 205 (EALANO ROAD/Variable width). By: Name: Ruth R. Kaufmann Its: Managing Member arrange for the development.

As how our defining or other structures shall be constructed on any bit in this addition by the owner or any other partners with the development and/or owner has compiled with all requirements of the owner or any other partners with the contract of the owner of the contract of the owner of the owner of the owner of the owner owner owner owner owner of the owner ow Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 45°11'SO" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for STATE OF TEXAS COUNTY OF ROCKWALL STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein stated. THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00'01'53" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21'22'15" East; Incidition in essenantic.

B. Abandoment and conveyance. Notwithstanding anything to the contrary contained hereion: (i) the purpose of this parts to be fined in consection with the conveyance of all of the property shows hereion. A suppose the parts of the property shows hereion. A suppose of the parts of the property shows hereion. A suppose of the parts of the par Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 \_\_\_\_\_\_\_, 2020 THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56°02° for an arc length o 215.86 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land; Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ , 2020 Notary Public in and for the State of Texas THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89"23"01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET, and FIRST STREET. THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING; STATE OF TEXAS COUNTY OF ROCKWALL CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less. 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. SURVEYOR'S CERTIFICATE We further acknowledge that the dedications and/or exaction's made herein an export notation in the impact of the Subdivision upon the public services required in order that the development will comport with the process of the public services required in order that the development will comport with the process and accessed and assigns hereby waive using class, damage, or cause of access that We may have as a resire of the dedication of execution made on execution made on the case of the control of execution made on the case of the control of execution made on the case of the control of execution made on the case of the control of execution made on the case of the case o Notary Public in and for the State of Texas NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments she thereon were properly placed under my personal supervision. Case No.: P\_\_ FINAL PLAT BEING A CONVEYANCE PLAT ESTABLISHING ONE LOT TAC ROCKWALL ADDITION, LOT 1, BLOCK A BEING A REPLAT OF

LOWE & ALLEN, BLOCK, ALOTS & 8,5, BLOCK B, LIDTS & 8,5, BOCKWALL OLD

TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 7, 8, BLOCK ABOUTS & 2, WEST STREET,

BLOCK BOTH SURKEY, ABSTRACT NO. 14

CITY OF PROCENMEL, BOCKWALL COUNTY, TEMAS GENERAL NOTES: RECOMMENDED FOR FINAL APPROVAL is also les top policy of the City of feedwalf to withhold sourte globiles pormis until al steest-hand properties of the City of the City of the City of the Special of a feed by the City of the Special of a feed by the City does not constitute any representation, assurance or guarantee that any building within south jets all be approved, subtroited or permit therefore sess, on, or a last such approval constitute any representation, suranzec or guarantee by the City of the adequay and availability and source or guarantee by the City of the adequay and availability and source or constitute any representation, suranzec or guarantee by the City of the adequay and availability and source or constitute any representation or constitute any representation or constitute and representation or constitute and representation or constitute and representation or constitute and representation of the City of the adequate during Colleges. Planning and Zoning Commission Date Owner: MHRLI, LLC 627 Sorita Circle Heath, Texas 75092 l hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2019. Scale: 1" = 40"

Date: December 9, 2019

Technician: Sprading/Bedford
Drawn By: Sgrading/Bedford The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied. 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. Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 2014000015285 2018000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

WITNESS OUR HANDS, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2019.

City Secretary

City Engineer

Sheet: 2 of: 2

AD Bedford Group, Inc.

Mayor, City of Rockwall

By: Tony Austin Company, Inc., a Texas corporation

By: \_\_\_\_\_\_ Tony Austin, President

CITY OF ROCKWALL a Texas municipal corporation





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

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

	STAFF	USE	ONLY	
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PLANNING & ZONING CASE NO.

<u>NOTE:</u> 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 ONI	NE BOX]:	
--	----------	--

11 1				
Platting Application Fees:  [ ] Master Plat (\$100.00 + \$15.00 Action   ] Preliminary Plat (\$200.00 + \$15.00 Action   ] Replat (\$300.00 + \$20.00 Acre)   ] Amending or Minor Plat (\$150.00   ] Plat Reinstatement Request (\$100.00   ] Plat Reinstatement Request (\$100.00   ]	00 Acre) <sup>2</sup> 2) <sup>2</sup> 0)		00.00 + \$15.00 Acre) <sup>1</sup> t (\$200.00 + \$15.00 Acre) lans (\$200.00 + \$15.00 Ac s:	
Site Plan Application Fees:  [ ] Site Plan (\$250.00 + \$20.00 Acre [ ] Amended Site Plan/Elevations/Li		Notes: 1: In determining the fee,	please use the exact acreage w lests on less than one acre, rou	
DOOD TO THE COLUMN THE				
PROPERTY INFORMATION (PL		04(QL) 205)		
	shington St and Alamo F		Lot 1	Block AB
2 4 4 4	stun Survey, Abstract #	14	Lot	BIOCK AD
General Location Downtown	-Washington/Alamo			
ZONING, SITE PLAN AND PLA	TTING INFORMATION [PLEA			
Current Zoning DT		Current Use Vac	cant - Rockwall P	D parking
Proposed Zoning DT		Proposed Use Mu	Iti family develop	ment
Acreage 3.224	Lots [Current]	Multiple	Lots [Proposed]	1
[ ] <u>SITE PLANS AND PLATS</u> : By checking process, and failure to address any oj	g this box you acknowledge that due to f staff's comments by the date provided o	the passage of <u>HB3167</u> the Ci on the Development Calendar w	ty no longer has flexibility w ill result in the denial of your	ith regard to its approval case.
OWNER/APPLICANT/AGENT	INFORMATION [PLEASE PRINT/	CHECK THE PRIMARY CONTACT	ORIGINAL SIGNATURES AR	E REQUIRED]
[ ] Owner Rockwall, N	lyrelli, Peoples Estate	[X] Applicant Rock	wall Downtown I	_ofts, LTD.
Contact Person		Contact Person Tony	/ Austin	
Address		Address 102	S. Goliad, Suite	205
City, State & Zip		City, State & Zip Roc	kwall, TX 75032	
Phone		Phone 214	.507.9055	
E-Mail		E-Mail tsa	ustin@tac-inc.ne	t
NOTARY VERIFICATION [REQUI Before me, the undersigned authority, on this application to be true and certified the	his day personally appeared 100 Y	AUSTIN [OWN	<i>er</i> ] the undersigned, who s	stated the information on
"I hereby certify that I am the owner for the cover the cost of this application, has been that the City of Rockwall (i.e. "City") is aut permitted to reproduce any copyrighted inf information."	paid to the City of Rockwall on this the _ horized and permitted to provide infort	nation contained within this ap	plication to the public. The	ing this application, I agree City is also authorized and
Given under my hand and seal of office on to  Owner's Sign  Notary Public in and for the State of	nature	nbe(, 2020.	Notary Pu	N DIANE ENGLISH ublic, State of Texas expires 06-02-2020 ry ID 6276665
DEVELOPMENT APPLICATION	Cluster front for her	Litts, LTD.	067 = (P) (672) Y71-7745 = (I	14-18-11-11-1



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

STA	FF	USE	ON	ILY	

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:

**Zoning Application Fees:** 

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)	Zoning Application Fees:  [ ] Zoning Change (\$200.00 + \$15.00 Acr [ ] Specific Use Permit (\$200.00 + \$15.00 [ ] PD Development Plans (\$200.00 + \$1  Other Application Fees: [ ] Tree Removal (\$75.00) [ ] Variance Request (\$100.00)	0 Acre) <sup>1</sup>
Site Plan Application Fees:  [ ] Site Plan (\$250.00 + \$20.00 Acre) 1  [ ] Amended Site Plan/Elevations/Landscaping Plan (\$10	Notes:  1: In determining the fee, please use the exact a per acre amount. For requests on less than one	creage when multiplying by the acre, round up to one (1) acre.
PROPERTY INFORMATION [PLEASE PRINT]		
Address		
Subdivision	Lot	Block
General Location		
ONING, SITE PLAN AND PLATTING INFORM	ATION [PLEASE PRINT]	
Current Zoning	Current Use	
Proposed Zoning	Proposed Use	
Acreage I	Lots [Current] Lots [Propos	sed]
[ ] <u>SITE PLANS AND PLATS</u> : By checking this box you acknowled process, and failure to address any of staff's comments by the	ledge that due to the passage of <u>HB3167</u> the City no longer has fle. ne date provided on the Development Calendar will result in the denia	xibility with regard to its approval I of your case.
	[PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATU	URES ARE REQUIRED]
[ ] Owner Mypal, LLC  Contact Person Doug Kauf MANN	[ ] Applicant	
Contact Person Doug KAUEMANN	Contact Person	*
Address	Address	
	City State 9 7in	
Phone E-Mail ONLY	City, State & Zip Phone	
Phone E-Mail ONLY	E-Mail	
<b>NOTARY VERIFICATION</b> [REQUIRED] Before me, the undersigned authority, on this day personally appethis application to be true and certified the following:	pared Doug Kaufmann [Owner] the undersigned	i, who stated the information on
cover the cost of this application, has been paid to the City of Rock that the City of Rockwall (i.e. "City") is authorized and permitted permitted to reproduce any copyrighted information submitted in information."	ration; all information submitted herein is true and correct; and the application that the 13 day of Pece indea , 20 19 to provide information contained within this application to the public conjunction with this application, if such reproduction is associated or	. By signing this application, I agree lic. The City is also authorized and or in response to a request for public
Given under my hand and seal of office on this the day  Owner's Signature	of Oldeman, 2019.	LISA M RILEY My Notary ID # 125361044 Expites September 13, 2022
Notary Public in and for the State of Texas	My commission	Expires Supt 13, 2027

DEVELOPMENT APPLICATION . CITY OF ROCKWOLL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727



Notary Public in and for the State of Texas

### **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASI	E NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	

CITY ENGINEER:

ise check the appropriate has helow to indicate the type of development request (SELECT ONLY ONE BOX):

Platting Application Fees:  [ ] Master Plat (\$100.00 + \$15.00 Acre]  [ ] Preliminary Plat (\$200.00 + \$15.00]  [ ] 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/Land	[ ] Specific Use Pe [ ] PD Developme Other Application [ ] Tree Removal ( [ ] Variance Required Notes:	(\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$200.00 + \$15.00 crmit (\$100.00) cree, please use the example of the state	5.00 Acre) <sup>1</sup>	
PROPERTY INFORMATION [PLEAS	SE PRINT]			
Address				
Subdivision			Lot	Block
General Location				
ZONING, SITE PLAN AND PLATT	TING INFORMATION [PL	EASE PRINT]		
Current Zoning		Current Use		
Proposed Zoning		Proposed Use		
Acreage	Lots [Curren	t]	Lots [Prop	posed]
SITE PLANS AND PLATS: By checking the process, and failure to address any of state of the process of the proces	aff's comments by the date provide  IFORMATION [PLEASE PRIN	ed on the Development Calend	ar will result in the dei	nial of your case.
City, State & Zip	LE PHONE	City, State & Zip		
Phone		Phone		
E-Mail 0	Nry	E-Mail		
NOTARY VERIFICATION [REQUIRE Before me, the undersigned authority, on this this application to be true and certified the foll "I hereby certify that I am the owner for the pu cover the cost of this application, has been paid	day personally appeared Lynd lowing: prose of this application; all inform to the City of Rockwall on this the	nation submitted herein is true	and correct; and the c	application fee of \$, to  By signing this application, I agree
that the City of Rockwall (i.e. "City") is author permitted to reproduce any copyrighted inforn information."	rized and permitted to provide info nation submitted in conjunction wi	ormation contained within this th this application, if such repr	application to the p	ublic. The City is also authorized and
Given under my hand and seal of office on this	the 13" day of Decen	nbc, 2020.	SHITTARY PUBL	KATHRYN DIANE ENGLISH E Notary Public, State of Texas
Owner's Signat	ure & Sinkout	til Peoples	tale more	Comm. Expires 06-02-2020

### SURVEY BOWNDARY CLOSURE REPORT

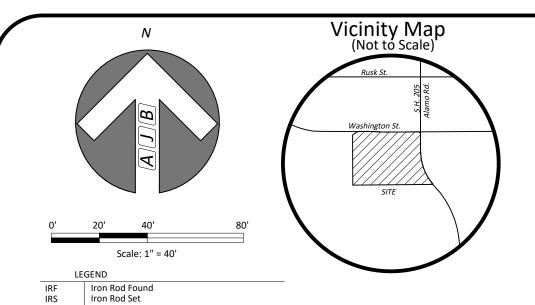
Polyline Report

Northing	Easting	Bearing	Distance
6988126.31	2697317.89		500 54
6988120.92	2696817.18	S 89°23'01" W	
6988434.35	2696815.33	N 00°20'14" W	313.44
6988456.44	2696846.80	N 54°55'29" E	38.45
		N 89°01'44" E	67.71
	2696914.50	s 87°27'16" E	102.01
6988453.06	2697016.42	N 89°38'14" E	213.27
6988454.41	2697229.68	S 45°11'50" E	15.56
6988443.45	2697240.73	s 00°01'53" E	
6988323.29			
	.74 Chord: .88 Delta:		ree: 18°29'54" Dir: Left gent: 112.53
Chord BRG:		Rad-In: N 88°	35'36" E Rad-Out: N 48°39'33" E

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22 Polyline Area: 145394.788 sq ft, 3.338 acres

12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM

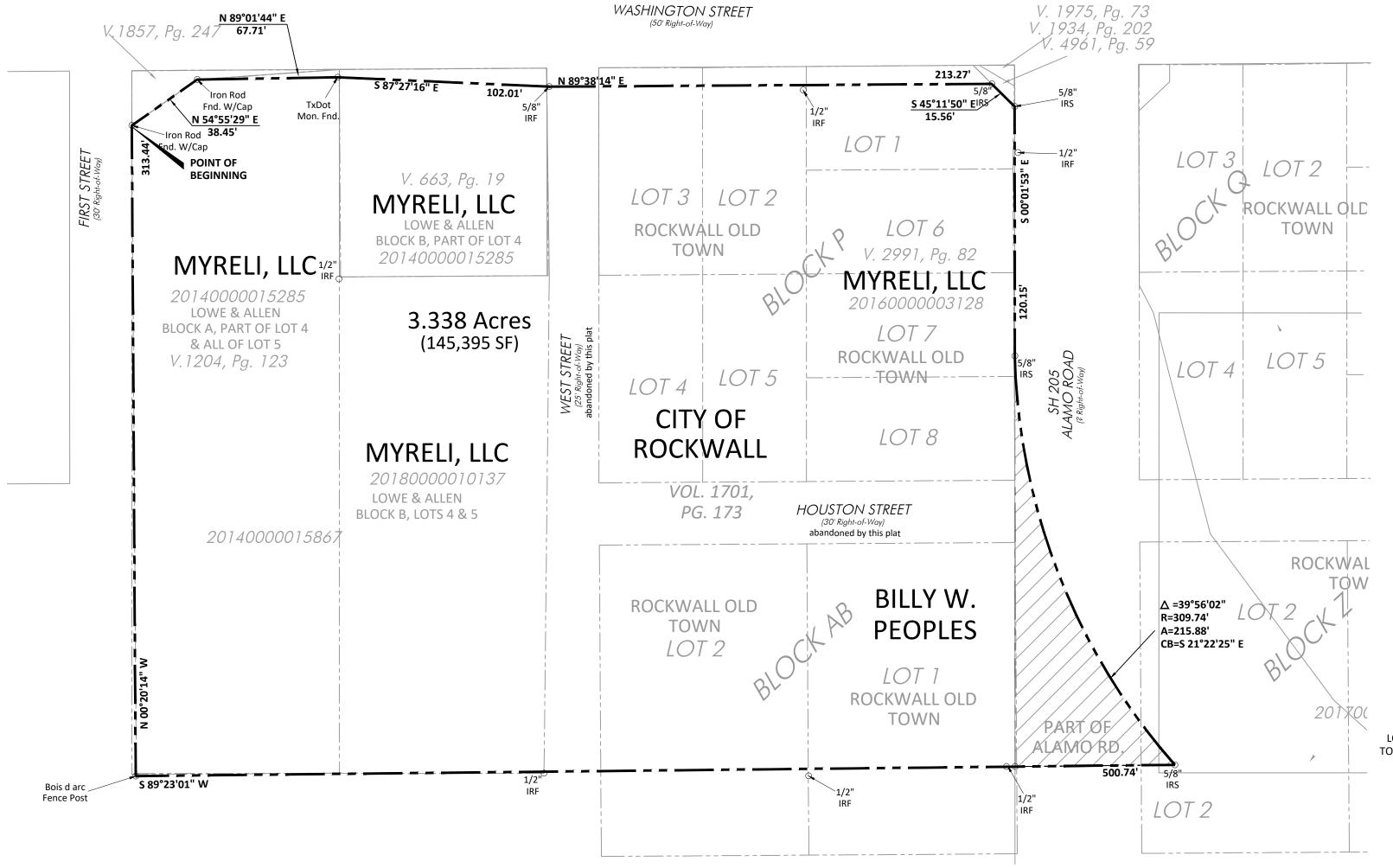
WASHINGTON ST & HWY 205\CLAYROCK 20



DRRCT Deed Records Rockwall County, Texas
Plat Records Rockwall County, Texas
RPRRCT RPRCT Real Property Records Rockwall County, Texas
OPRRCT Official Public Records Rockwall County, Texas

#### **GENERAL NOTES:**

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



Case No.: P

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD
TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET,
HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
MYRELI, LLC
627 Sorita Circle
Heath, Texas 75032

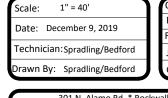
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Owner:
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Checked By: Frank R. Owens
P.C.: Cryer/Spradling

Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021



File: CLAYROCK 2019-12-06 CP

Job. No. 552-176

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087 972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.co





TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALI

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being part of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

**BEGINNING** at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30 ' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

**THENCE** with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

**THENCE** with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

**THENCE** continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

**THENCE** continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

**THENCE** with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner:

**THENCE** continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

**THENCE** continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land:

**THENCE** departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

**CONTAINING** within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

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

We, ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES, the undersigned owners of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD 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;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described

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;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements:

8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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, my (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

ROCKWALL DOWNTOWN LOFTS, LTD: a Texas municipal corporation By: Tony Austin Company, Inc., a Texas corporation Tony Austin, President STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 \_\_\_\_\_, 2020 Notary Public in and for the State of Texas MYRELI, LLC, a Texas limited liability company By: DRK Family Partners, Ltd, a Texas limited partnership By: Dreek, LLC, a Texas limited liability company Its: General Partner Name: Ruth R. Kaufmann Its: Managing Member Name: Douglas A. Kaufmann Its: Managing Member STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing

Member, 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 \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

Name:		
Fitle:		
STATE OF TEXAS COUNTY OF ROCKWALL		
Before me, the undersigned authority, on known to me to be the person whose name acknowledged to me that he executed the stated.	e is subscribed to the for	egoing instrument, and
Given upon my hand and seal of office this	s day of	, 2020
Notary Public in and for the State of Texas		
Lynda Morris, Independent Executrix of th	ne	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES		
Estate of Billy W. Peoples, Deceased	_	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the	_	
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased  STATE OF TEXAS	— this day personally appe ne is subscribed to the for	regoing instrument, and
Estate of Billy W. Peoples, Deceased  BILLY W. PEOPLES  Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased  STATE OF TEXAS COUNTY OF ROCKWALL  Before me, the undersigned authority, on known to me to be the person whose nan acknowledged to me that he executed the	this day personally apper ne is subscribed to the for e same for the purpose an	regoing instrument, and nd consideration therein

CITY OF ROCKWALL

GENERAL NOTES:

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 bee 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 use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL A	PPROVAL		
Planning and Zoning Commiss	ion Date		
APPROVED			
I hereby certify that the above the City Council of the City of			rall, Texas, was approved by , 2019.
This approval shall be invalid u			
WITNESS OUR HANDS, this	day of	, 2019.	
Mayor, City of Rockwall	City Secretary	City Engineer	<u></u>

FINAL PLAT

BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

Case No.: P

BEING A REPLAT OF

LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD

B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MYRELI, LLC 627 Sorita Circle	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 7508	Owner: BILLY W. PEOPLES P.O Box 35 Rockwall, Texas 75087
Engineer:	Scale: 1" = 40'	Che P.O	ecked By: Frank R. Owens
CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE,	Date: December 9, 20		0.70.700.008
SUITE 406 BEDFORD, TEXAS 76021	Technician: Spradling/E	Bedford Job	o. No. 552-176
,	Drawn By: Spradling/B	Bedford GF	No.
		o Rd. * Rockwall, T 5 , www.ajbedforc	
Sheet:	AJ Bedf	ord Gro	up, Inc.
of: 2	Registered Profe	ssional Land Su	rveyors

TBPLS REG#10118200



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: January 6, 2020

APPLICANT: Tony Austin; Rockwall Downtown Lofts, LTD

CASE NUMBER: P2019-049; Lot 1, Block A TAC Rockwall Addition

### <u>SUMMARY</u>

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

#### **PLAT INFORMATION**

- ☑ The applicant is requesting to final plat a 3.338-acre tract of land (*i.e.* Lots 1-8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5 Block A, Lowe & Allen Addition) into one (1) lot (*i.e.* Lot 1, Block A, TAC Rockwall Addition) for the purpose of assembling the properties into one (1) parcel of land, and to abandon and convey the rights-of-way for West Street and Houston Street from the City to the developer. This is being done in accordance with a Chapter 380 Economic Development Agreement that was executed and signed on November 5, 2019.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the final plat for Lot 1, Block A, TAC Rockwall Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.





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

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

	STAFF	USE	ONLY	
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PLANNING & ZONING CASE NO.

<u>NOTE:</u> 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 ONI	NE BOX]:	
--	----------	--

11 1		eg - r			
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)			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)		
Site Plan Application Fees:  [ ] Site Plan (\$250.00 + \$20  [ ] Amended Site Plan/Elev	.00 Acre) <sup>±</sup> ations/Landscaping Plan (\$100.00)		Notes:	ne fee, please use the exact acreage w For requests on less than one acre, rou	
	AAI.	-	-		
PROPERTY INFORMATI		Dd	(SH 205)		
	Washington St and Alamo I		(311 200)	Lot 1	Block AB
	Boydstun Survey, Abstract #	14		LOC	BIOCK AD
General Location Dow	ntown-Washington/Alamo				
ZONING, SITE PLAN AN	ID PLATTING INFORMATION [PLEA	ASE P			
Current Zoning DT			Current Use	Vacant - Rockwall P	D parking
Proposed Zoning DT			Proposed Use	Multi family develop	ment
Acreage 3.22	24 Lots [Current]	I	lultiple	Lots [Proposed]	1
[ ] <u>SITE PLANS AND PLATS</u> : By process, and failure to addr	y checking this box you acknowledge that due to ess any of staff's comments by the date provided	o the	passage of <u>HB3167</u> he Development Cale	the City no longer has flexibility windar will result in the denial of your	ith regard to its approval case.
OWNER/APPLICANT/A	GENT INFORMATION [PLEASE PRINT,	/CHE	CK THE PRIMARY CO	NTACT/ORIGINAL SIGNATURES AR	E REQUIRED]
Owner Rocky	vall, Myrelli, Peoples Estate		[X] Applicant	Rockwall Downtown I	ofts, LTD.
Contact Person			Contact Person	Tony Austin	
Address			Address	102 S. Goliad, Suite	205
City, State & Zip		(	City, State & Zip	Rockwall, TX 75032	
Phone			Phone	214.507.9055	
E-Mail			E-Mail	tsaustin@tac-inc.ne	t
NOTARY VERIFICATION Before me, the undersigned author this application to be true and cer	ority, on this day personally appeared 100 Y	e f	fustin	. [ <i>Owner</i> ] the undersigned, who s	tated the information on
cover the cost of this application,	ner for the purpose of this application; all informath has been paid to the City of Rockwall on this the ty") is authorized and permitted to provide inforighted information submitted in conjunction with	matic	on contained within	$\bigcirc$ By sign this application to the public. The	ing this application, I agree City is also authorized and
Given under my hand and seal of Ov  Notary Public in and for th	wner's Signature	mk	<u>Def</u> , 20: <u>20</u>	Notary Pu	N DIANE ENGLISH ablic, State of Texas expires 06-02-2020 ry ID 6276665
DEVELOPMENT APPLI	( ) amy le	1,6	offs, LTI	. S5087 = 19] (272) 771-7745 = [1	



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

STA	FF	USE	ON	ILY	

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:

**Zoning Application Fees:** 

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)	[ ] Specific Use Permit (\$2 [ ] PD Development Plans Other Application Fees: [ ] Tree Removal (\$75.00)	[ ] 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>			
Site Plan Application Fees:  [ ] Site Plan (\$250.00 + \$20.00 Acre) 1  [ ] Amended Site Plan/Elevations/Landscaping Plan (\$1		se use the exact acreage when multiplying by the on less than one acre, round up to one (1) acre.			
ROPERTY INFORMATION [PLEASE PRINT]					
Address					
Subdivision	Lot	t Block			
General Location					
ONING, SITE PLAN AND PLATTING INFORM	AATION [PLEASE PRINT]				
Current Zoning	Current Use				
Proposed Zoning	Proposed Use				
Acreage	Lots [Current]	Lots [Proposed]			
[ ] <u>SITE PLANS AND PLATS</u> : By checking this box you acknow process, and failure to address any of staff's comments by the sta	vledge that due to the passage of <u>HB3167</u> the City n the date provided on the Development Calendar will re	o longer has flexibility with regard to its approval sult in the denial of your case.			
OWNER/APPLICANT/AGENT INFORMATION	N [PLEASE PRINT/CHECK THE PRIMARY CONTACT/OF	RIGINAL SIGNATURES ARE REQUIRED]			
Contact Person Dolley Kauf Man N	[ ] Applicant				
Contact Person Doug KAUFMANN	Contact Person	•			
Address	Address				
	City Chata 9 7in				
Phone SIGNATURE PA	City, State & Zip Phone	·			
Phone Their ANIX	E-Mail				
<b>NOTARY VERIFICATION</b> [REQUIRED] Before me, the undersigned authority, on this day personally app this application to be true and certified the following:	peared Drug Kanfnann [Owner]	the undersigned, who stated the information on			
"I hereby certify that I am the owner for the purpose of this applic cover the cost of this application, has been paid to the City of Roc that the City of Rockwall (i.e. "City") is authorized and permitted permitted to reproduce any copyrighted information submitted in information."	ckwall on this the 13 day of Ple Nober and to provide information contained within this application, if such reproduction with this application, if such reproduction	ation to the public. The City is also authorized and			
Given under my hand and seal of office on this the da  Owner's Signature	ay on December, 2019.	My Notary ID # 125361044 Expires September 13, 2022			
Notary Public in and for the State of Texas	P.Wn.RD	My commission Expires Scot 13, 2027			

DEVELOPMENT APPLICATION . CITY OF ROCKWOLL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727



Notary Public in and for the State of Texas

### **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASI	E NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	

CITY ENGINEER:

ise check the appropriate has helow 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:  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 [PLEAS	SE PRINT]			
Address				
Subdivision			Lot	Block
General Location				
ZONING, SITE PLAN AND PLATT	TING INFORMATION [PU	EASE PRINT]		
Current Zoning		Current Use		
Proposed Zoning		Proposed Use		
Acreage	Lots [Curren	t]	Lots [Prop	oosed]
SITE PLANS AND PLATS: By checking the process, and failure to address any of state of the process of the proces	aff's comments by the date provide  IFORMATION [PLEASE PRIN	d on the Development Calendo	r will result in the der	nial of your case.
City, State & Zip	LE PARTE	City, State & Zip		
Phone		Phone		
E-Mail 0	NA	E-Mail		
NOTARY VERIFICATION [REQUIRE] Before me, the undersigned authority, on this of this application to be true and certified the follows:  "I hereby certify that I am the owner for the purcover the cost of this application, has been paid."	day personally appeared Lyndlowing:  Tropose of this application; all inform to the City of Rockwall on this the	ation submitted herein is true	and correct; and the o	application fee of \$, to By signing this application, I agree
that the City of Rockwall (i.e. "City") is author permitted to reproduce any copyrighted inform information."	rized and permitted to provide info nation submitted in conjunction wit	ormation contained within this th this application, if such repr	application to the pu	ublic. The City is also authorized and
Given under my hand and seal of office on this	the 13" day of Decen	<u>nbc</u> , 20 <u>20</u> .	STATE ARY PUBLISHED	KATHRYN DIANE ENGLISH Notary Public, State of Texas
Owner's Signat	ure & grantent	this Peoples ?	The Work	Comm. Expires 06-02-2020

### SURVEY BOWNDARY CLOSURE REPORT

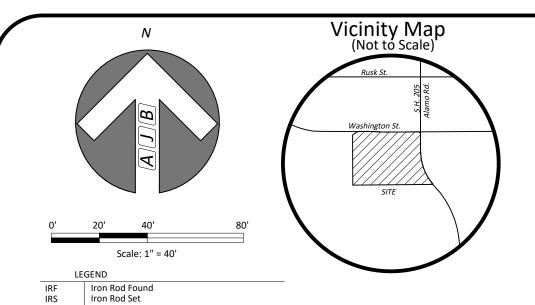
Polyline Report

Northing	Easting	Bearing	Distance
6988126.31	2697317.89		500 54
6988120.92	2696817.18	S 89°23'01" W	
6988434.35	2696815.33	N 00°20'14" W	313.44
6988456.44	2696846.80	N 54°55'29" E	38.45
		N 89°01'44" E	67.71
	2696914.50	s 87°27'16" E	102.01
6988453.06	2697016.42	N 89°38'14" E	213.27
6988454.41	2697229.68	s 45°11'50" E	15.56
6988443.45	2697240.73	s 00°01'53" E	
6988323.29			
	.74 Chord: .88 Delta:		ree: 18°29'54" Dir: Left gent: 112.53
Chord BRG:		Rad-In: N 88°	35'36" E Rad-Out: N 48°39'33" E

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22 Polyline Area: 145394.788 sq ft, 3.338 acres

12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM

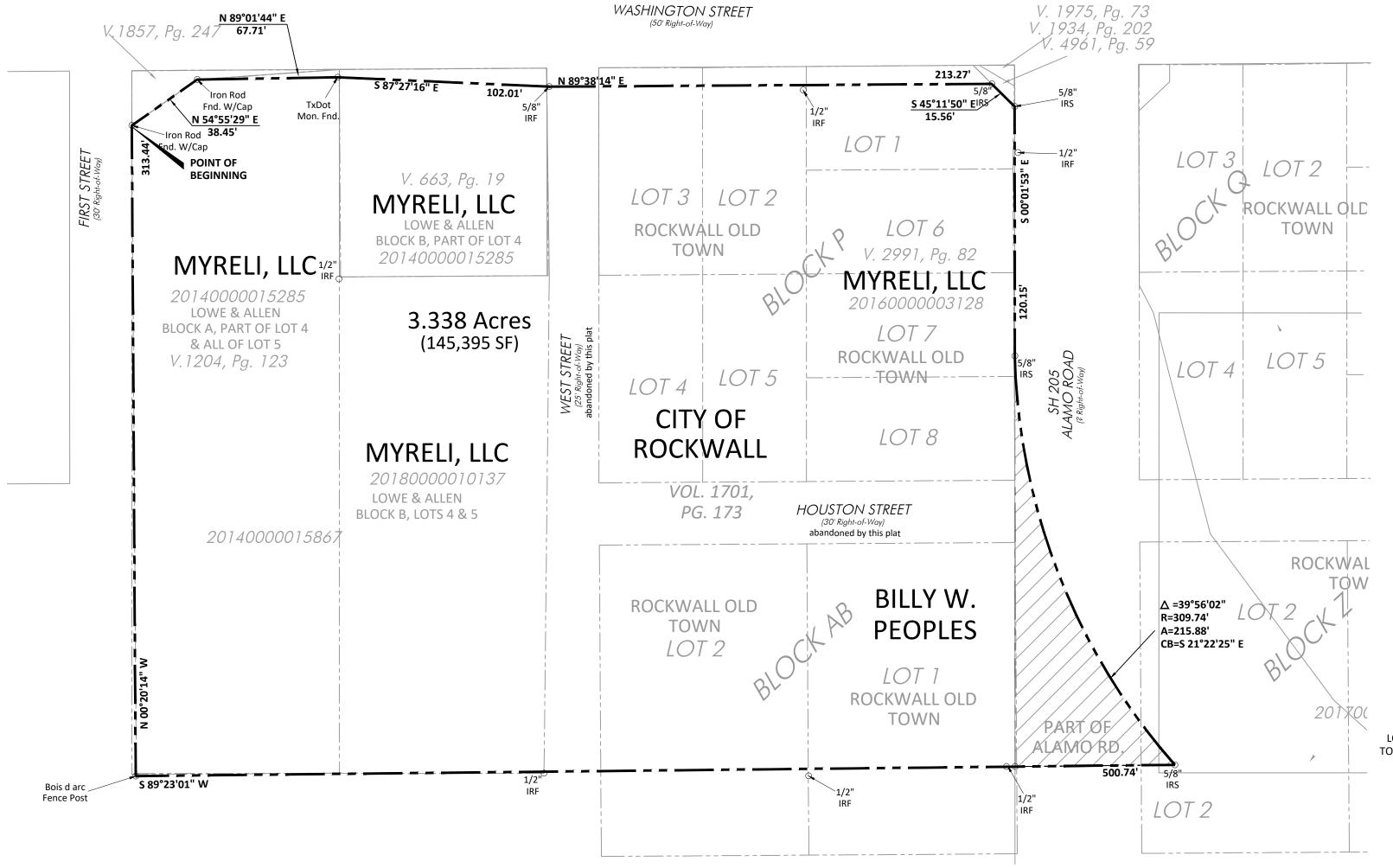
WASHINGTON ST & HWY 205\CLAYROCK 20



DRRCT Deed Records Rockwall County, Texas
Plat Records Rockwall County, Texas
RPRRCT RPRCT Real Property Records Rockwall County, Texas
OPRRCT Official Public Records Rockwall County, Texas

#### **GENERAL NOTES:**

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



Case No.: P

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD
TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET,
HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
MYRELI, LLC
627 Sorita Circle
Heath, Texas 75032

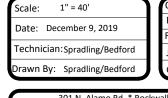
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Owner:
Owner:
CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

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CITY OF ROCKWALL
385 S. Goliad
Rockwall, Texas 75087

Checked By: Frank R. Owens
P.C.: Cryer/Spradling

Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021



File: CLAYROCK 2019-12-06 CP

Job. No. 552-176

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087 972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.co





TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALI

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being part of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

**BEGINNING** at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30 ' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

**THENCE** with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for

**THENCE** with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

**THENCE** continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, NORTH 89°38'14" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

**THENCE** with the west line of State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

**THENCE** continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length o 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

**THENCE** with the east line of said FIRST STREET, **NORTH 00°20'14" WEST** a distance of 313.44 feet to the POINT OF BEGINNING:

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen Registered Professional Land Surveyor No. 5387 frank@ajbedfordgroup.com A.J. Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

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

We, ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES, the undersigned owners of the land shown on this plat, and designated herein as the TAC ROCKWALL **ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the LOWE & ALLEN, BLOCK A, LOTS 4 & 5. BLOCK B, LOTS 4 & 5. ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2. WEST STREET. HOUSTON STREET. & PART OF ALAMO ROAD 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;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described

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

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;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements:

8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street to Rockwall Downtown Lofts, Ltd., a Texas limited partnership

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, my (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

ROCKWALL DOWNTOWN LOFTS, LTD: By: Tony Austin Company, Inc., a Texas corporation Tony Austin, President STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 \_\_\_\_\_, 2020 Notary Public in and for the State of Texas MYRELI, LLC, a Texas limited liability company By: DRK Family Partners, Ltd, a Texas limited partnership By: Dreek, LLC, a Texas limited liability company Its: General Partner Name: Ruth R. Kaufmann Its: Managing Member Name: Douglas A. Kaufmann Its: Managing Member STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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

COUNTY OF ROCKWALL

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing Member, 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 \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020 Notary Public in and for the State of Texas Lynda Morris, Independent Executrix of the Estate of Billy W. Peoples, Deceased **BILLY W. PEOPLES** Name: Lynda Morris Title: Independent Executrix of the Estate of Billy W. Peoples, Deceased STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020 Notary Public in and for the State of Texas

CITY OF ROCKWALL

a Texas municipal corporation

**GENERAL NOTES:** 

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 bee 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

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL A	PPROVAL		
Planning and Zoning Commiss	on Date		
APPROVED			
I hereby certify that the above the City Council of the City of			Texas, was approved by , 2019.
This approval shall be invalid u			
WITNESS OUR HANDS, this	day of	, 2019.	
Mayor, City of Rockwall	City Secretary	City Engineer	

Case No.: P

FINAL PLAT BEING A CONVEYANCE PLAT **ESTABLISHING ONE LOT** TAC ROCKWALL ADDITION, LOT 1, BLOCK A

**BEING A REPLAT OF** LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, **HOUSTON STREET & PART OF ALAMO ROAD** B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
Owner:
CITY OF ROCKWALL Owner: BILLY W. PEOPLES 2300 Versailles Ct. Heath, TX. 75032 385 S. Goliad Rockwall, Texas 75087 P.O Box 35 Rockwall, Texas 75087 Checked By: Frank R. Owens Scale: 1" = 40' Engineer: CLAYMOORE ENGINEERING P.C.: Cryer/Spradling ate: December 9, 2019 File: CLAYROCK 2019-12-06 CP 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021 echnician: Spradling/Bedford Job. No. 552-176 rawn By: Spradling/Bedford

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TBPLS REG#10118200