



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-003 P&Z DATE 01/28/20 CC DATE 02/18/20 APPROVED/DENIED

ARCHITECTURAL 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

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☒ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☐ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-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 # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☒ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Ranch Trail

Subdivision Maravick Ranch

Lot 7 Block A

General Location Ranch Trail Dr near Horizon Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial

Current Use office

Proposed Zoning No change

Proposed Use same

Acreage 1.5 AC

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 to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Robert, & Pam Hawley

☐ Applicant W.L. Douphrate II w/

Contact Person Bob Hawley

Contact Person Douphrate, & Assoc. Inc.

Address 1716 Bison Meadow Lane

Address 2235 Ridge Rd

City, State & Zip Heath, TX 75032

City, State & Zip Rockwall, TX 75087

Phone 214 883 4931

Phone 972 742 2210

E-Mail

E-Mail wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

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

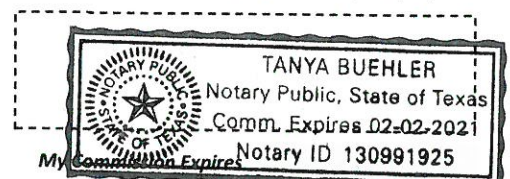
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 331.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of January, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of January, 20 20.

Owner's Signature

Robert D. Hawley
Tanya Buehler

Notary Public in and for the State of Texas





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: 1/17/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: P2020-003
Project Name: Maverick Ranch
Project Type: PLAT
Applicant Name: W.L. DOUPHRATE II
Owner Name: BOB HAWLEY
Project Description:



RECEIPT

Project Number: P2020-003
Job Address: 196/216 RANCH TRL
ROCKWALL, TX 75032

Receipt Number: B87949

Printed: 1/21/2020 10:19 am

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
| PLATTING | 01-4280 | \$331.00 |

Total Fees Paid:

\$331.00

Date Paid: 1/21/2020 12:00:00AM

Paid By: W.L. DOUPHRATE II

Pay Method: CHECK 529

Received By: AG



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: January 28, 2020
APPLICANT: Dub Douphrate; *Douphrate and Associates, Inc.*
CASE NUMBER: P2020-003; *Lot 7, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.55-acre parcel of land (*i.e. Lot 7, Block A, Maverick Ranch Addition*), which will establish the necessary fire lane, public access, utility, and detention easements required to construct two (2) additional metal office/warehouse buildings on the subject property. Currently there are two (2) existing metal office/warehouse buildings situated on the subject property that are addressed as 196 & 216 Ranch Trail Drive.
- ☑ On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] for the purpose of allowing the construction of two (2) additional metal office/warehouse buildings in conjunction with two (2) existing metal office/warehouse buildings on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for plats as stated in 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 replat for *Lot 7, Block A, Maverick Ranch 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.

1/24/2020

City of Rockwall

Project Plan Review History



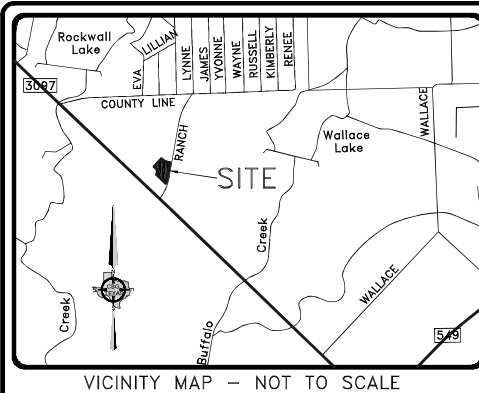
| | | | | | | |
|-----------------------|----------------|------------------|-------------------|-----------------|-----------|----|
| Project Number | P2020-003 | Owner | BOB HAWLEY | Applied | 1/17/2020 | AG |
| Project Name | Maverick Ranch | Applicant | W.L. DOUPHRATE II | Approved | | |
| Type | PLAT | | | Closed | | |
| Subtype | FINAL | | | Expired | | |
| Status | Staff Review | | | Status | | |

| | | |
|---------------------|------------------------|---------------|
| Site Address | City, State Zip | Zoning |
| 196/216 RANCH TRL | ROCKWALL, TX 75032 | |

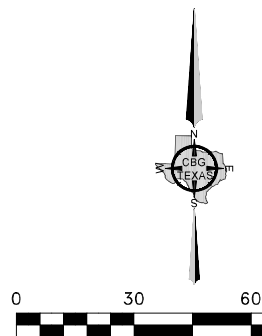
| | | | | | |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
| MAVERICK RANCH | 5 | A | 5 | 4374-000A-0005-00-OR | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|--|------------------|-----------|-----------|-----------|---------|----------|--------------|
| BUILDING | Russell McDowell | 1/17/2020 | 1/24/2020 | 1/21/2020 | 4 | APPROVED | |
| ENGINEERING (1/24/2020 11:44 AM SJ) M - Must include metes and bounds for all lines on the plat. There are three locations that are not labeled. M - Must label the 15' utility easement along the street frontage. I - 20' Drainage Easement is not going to the property line. Is this on purpose? | Sarah Johnston | 1/17/2020 | 1/24/2020 | 1/24/2020 | 7 | COMMENTS | |
| FIRE | Ariana Hargrove | 1/17/2020 | 1/24/2020 | 1/23/2020 | 6 | APPROVED | |
| GIS | Lance Singleton | 1/17/2020 | 1/24/2020 | 1/21/2020 | 4 | APPROVED | |
| PLANNING | David Gonzales | 1/17/2020 | 1/24/2020 | 1/23/2020 | 6 | COMMENTS | See comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|--|---------|------|-----|----------|----------------|---------|
| (1/23/2020 6:50 PM DG) | | | | | | |
| P2020-003; Replat for Lot 7, Block A, Maverick Ranch Addition | | | | | | |
| Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 This is a request for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road. | | | | | | |
| I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com. | | | | | | |
| M.3 For reference, include the case number (P2020-003) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan). | | | | | | |
| I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property. | | | | | | |
| I.5 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. | | | | | | |
| I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested. | | | | | | |
| M.7 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. | | | | | | |
| I.8 The Planning and Zoning Work Meeting will be held on January 28, 2020. | | | | | | |
| I.9 The City Council meeting for this case is scheduled to be held on February 3, 2020. | | | | | | |
| I.10 Although this item is on the Consent Agenda for both meetings, staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m. | | | | | | |



VICINITY MAP - NOT TO SCALE



LEGEND:

| | |
|--------------|---|
| 1/2" IRF | 1/2 INCH IRON ROD FOUND |
| 3/8" IRF | 3/8 INCH IRON ROD FOUND |
| PFC | POINT FOR CORNER |
| 1/2" CIRF | 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5633" |
| CM | CONTROLLING MONUMENT |
| N | NORTHING |
| E | EASTING |
| VOL | VOLUME |
| PG | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| CAB. SL. | CABINET, SLIDE |
| SQ.FT. | SQUARE FEET |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | PLAT RECORDS, ROCKWALL COUNTY, TEXAS |

TEXAS RANCH TRAILS, LLC
INST. NO. 2016000017304
O.P.R.R.C.T.

ATUL KUMAR
INST. NO. 2007-00390212
O.P.R.R.C.T.

RAINBO ACRES
LOT 2
CAB. A, SL. 20
P.R.R.C.T.

ROBERT D. HAWLEY, JR. &
WIFE, PAMELA K. HAWLEY
INST. NO. 2018000000797
O.P.R.R.C.T.

LOT 7, BLOCK A
67,502 Sq. Feet
1.55 Acres

MAVERICK RANCH
LOT 6, BLOCK A
CAB. H, SL. 19
P.R.R.C.T.

RIDGE POINTE HORIZON, LP
INST. NO. 2014000014590
O.P.R.R.C.T.

STATE PLANE
COORDINATES
N=7,007,811.17
E=2,597,295.98

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 9.68' | 44.50' | 12°27'47" | N 53°56'04" W | 9.66' |
| C2 | 38.22' | 64.50' | 33°57'03" | N 06°45'22" W | 37.66' |
| C3 | 62.80' | 40.00' | 89°57'34" | S 55°11'56" W | 56.55' |
| C4 | 25.85' | 20.00' | 74°04'00" | S 26°48'50" E | 24.09' |
| C5 | 17.84' | 20.00' | 51°06'53" | S 89°22'59" E | 17.26' |
| C6 | 10.64' | 20.50' | 29°43'43" | N 48°57'46" W | 10.52' |
| C7 | 56.88' | 44.00' | 74°04'00" | N 26°48'50" W | 53.00' |
| C8 | 100.49' | 64.00' | 89°57'34" | N 55°11'56" E | 90.48' |
| C9 | 11.58' | 20.00' | 33°10'28" | N 83°35'29" E | 11.42' |
| C10 | 16.25' | 20.00' | 46°33'31" | N 56°32'31" W | 15.81' |

Easement is not going to the property line. Is this on purpose?

15' Utility Easement

Must have the metes and bounds for this line.

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 10°28'36" W | 30.00' |
| L2 | S 77°40'43" W | 18.54' |
| L3 | S 55°10'43" W | 15.54' |
| L4 | S 51°53'58" W | 45.11' |
| L5 | S 10°13'10" W | 6.22' |
| L6 | N 79°46'50" W | 20.00' |
| L7 | N 10°13'10" E | 13.83' |
| L8 | N 51°53'58" E | 14.29' |
| L9 | N 10°13'10" E | 9.62' |
| L10 | N 69°32'59" E | 13.50' |
| L11 | S 36°10'02" E | 12.29' |
| L12 | S 53°39'36" E | 48.18' |
| L13 | N 83°42'22" W | 34.21' |
| L14 | N 25°21'46" W | 18.05' |
| L15 | N 76°33'14" W | 29.92' |
| L16 | S 10°28'36" W | 33.51' |
| L17 | N 79°49'17" W | 66.80' |
| L18 | S 10°13'10" W | 141.85' |
| L19 | S 63°49'33" E | 92.35' |
| L20 | S 10°28'36" W | 20.20' |
| L21 | S 28°33'07" W | 14.71' |
| L22 | N 63°49'32" W | 102.61' |
| L23 | N 10°13'10" E | 141.85' |
| L24 | S 79°49'17" E | 70.55' |
| L25 | N 63°49'32" W | 59.15' |
| L26 | S 10°28'36" W | 199.00' |
| L27 | N 79°45'15" W | 9.69' |
| L28 | N 10°14'45" E | 199.00' |
| L29 | S 79°45'15" E | 10.49' |
| L30 | S 10°28'36" W | 5.88' |
| L31 | N 79°31'24" W | 10.00' |
| L32 | N 10°28'36" E | 12.53' |
| L33 | N 79°31'24" W | 10.00' |
| L34 | N 79°49'17" W | 8.79' |
| L35 | S 51°53'58" W | 31.94' |
| L36 | N 30°23'40" E | 56.94' |
| L37 | S 55°43'40" E | 20.00' |
| L38 | S 30°23'40" W | 22.83' |

FINAL PLAT MAVERICK RANCH

LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH

67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)



SURVEYING TEXAS LLC

PROFESSIONAL LAND SURVEYORS
D.F.W. - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO
CASE NO. _____

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Maverick Ranch;

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5633" for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2007-00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **MAVERICK RANCH, LOT 7, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 **MAVERICK RANCH, LOT 7, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

RELEASED FOR REVIEW 01/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I 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 _____, _____.

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.

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

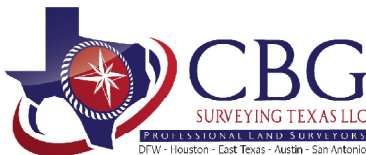
Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

(SHEET 2 OF 2)



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____

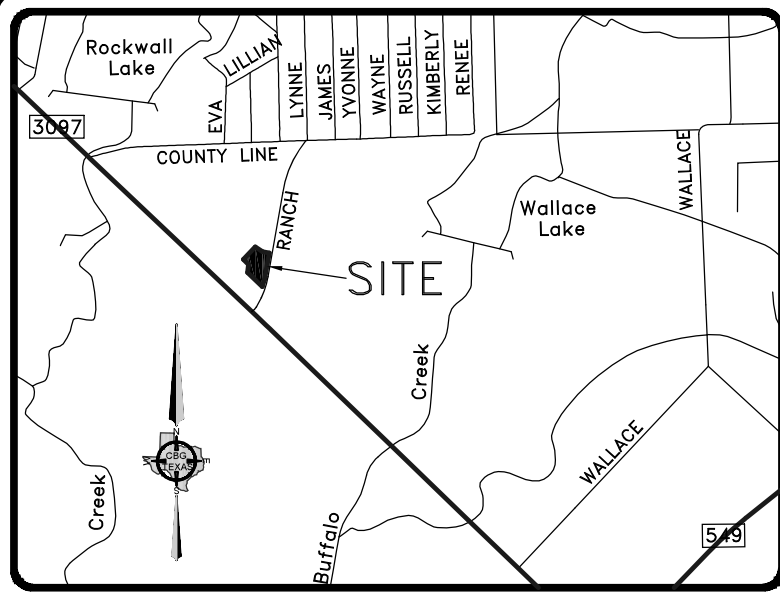


City of Rockwall

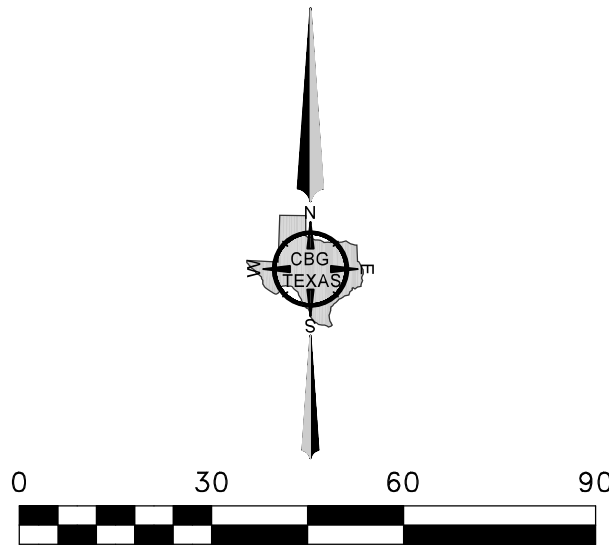
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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VICINITY MAP – NOT TO SCALE

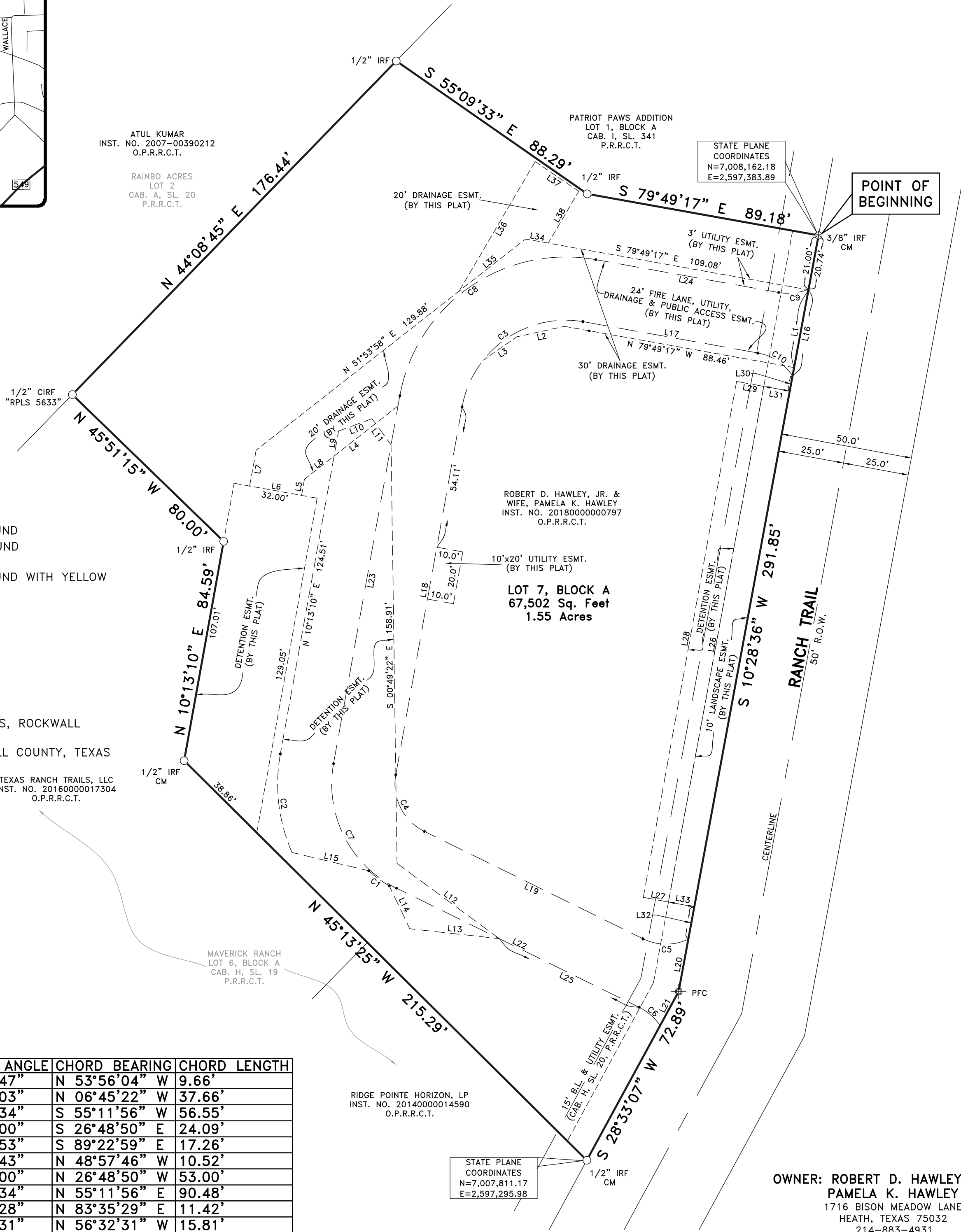


LEGEND:

- 1/2" IRF 1/2 INCH IRON ROD FOUND
3/8" IRF 3/8 INCH IRON ROD FOUND
PFC POINT FOR CORNER
1/2" CIRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5633"
CM CONTROLLING MONUMENT
N NORTHING
E EASTING
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
CAB. SL. CABINET, SLIDE
SQ.FT. SQUARE FEET
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

TEXAS RANCH TRAILS, LLC
INST. NO. 20160000017304
O.P.R.R.C.T.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 9.68' | 44.50' | 12°27'47" | N 53°56'04" W | 9.66' |
| C2 | 38.22' | 64.50' | 33°57'03" | N 06°45'22" W | 37.66' |
| C3 | 62.80' | 40.00' | 89°57'34" | S 55°11'56" W | 56.55' |
| C4 | 25.85' | 20.00' | 74°04'00" | S 26°48'50" E | 24.09' |
| C5 | 17.84' | 20.00' | 51°06'53" | S 89°22'59" E | 17.26' |
| C6 | 10.64' | 20.50' | 29°43'43" | N 48°57'46" W | 10.52' |
| C7 | 56.88' | 44.00' | 74°04'00" | N 26°48'50" W | 53.00' |
| C8 | 100.49' | 64.00' | 89°57'34" | N 55°11'56" E | 90.48' |
| C9 | 11.58' | 20.00' | 33°10'28" | N 83°35'29" E | 11.42' |
| C10 | 16.25' | 20.00' | 46°33'31" | N 56°32'31" W | 15.81' |



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 10°28'36" W | 30.00' |
| L2 | S 77°40'43" W | 18.54' |
| L3 | S 55°10'43" W | 15.54' |
| L4 | S 51°53'58" W | 45.11' |
| L5 | S 10°13'10" W | 6.22' |
| L6 | N 79°46'50" W | 20.00' |
| L7 | N 10°13'10" E | 13.83' |
| L8 | N 51°53'58" E | 14.29' |
| L9 | N 10°13'10" E | 9.62' |
| L10 | N 69°32'59" E | 13.50' |
| L11 | S 36°10'02" E | 12.29' |
| L12 | S 53°39'36" E | 48.18' |
| L13 | N 83°42'22" W | 34.21' |
| L14 | N 25°21'46" W | 18.05' |
| L15 | N 76°33'14" W | 29.92' |
| L16 | S 10°28'36" W | 33.51' |
| L17 | N 79°49'17" W | 66.80' |
| L18 | S 10°13'10" W | 141.85' |
| L19 | S 63°49'33" E | 92.35' |
| L20 | S 10°28'36" W | 20.20' |
| L21 | S 28°33'07" W | 14.71' |
| L22 | N 63°49'32" W | 102.61' |
| L23 | N 10°13'10" E | 141.85' |
| L24 | S 79°49'17" E | 70.55' |
| L25 | N 63°49'32" W | 59.15' |
| L26 | S 10°28'36" W | 199.00' |
| L27 | N 79°45'15" W | 9.69' |
| L28 | N 10°14'45" E | 199.00' |
| L29 | S 79°45'15" E | 10.49' |
| L30 | S 10°28'36" W | 5.88' |
| L31 | N 79°31'24" W | 10.00' |
| L32 | N 10°28'36" E | 12.53' |
| L33 | N 79°31'24" W | 10.00' |
| L34 | N 79°49'17" W | 8.79' |
| L35 | S 51°53'58" W | 31.94' |
| L36 | N 30°23'40" E | 56.94' |
| L37 | S 55°43'40" E | 20.00' |
| L38 | S 30°23'40" W | 22.83' |

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO CASE NO. _____

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor’s Lien recorded in Instrument No. 20180000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Maverick Ranch;

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor’s Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped “RPLS 5633” for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor’s Lien recorded in Instrument No. 2007–00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **MAVERICK RANCH, LOT 7, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 **MAVERICK RANCH, LOT 7, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city’s engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction’s made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214–883–4931

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

RELEASED FOR REVIEW 01/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I 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_____.

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.

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
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SCALE: 1”=60’ / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: February 3, 2020
APPLICANT: Dub Douphrate; *Douphrate and Associates, Inc.*
CASE NUMBER: P2020-003; *Lot 7, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a replat for a 1.55-acre parcel of land (*i.e. Lot 7, Block A, Maverick Ranch Addition*), which will establish the necessary fire lane, public access, utility, and detention easements required to construct two (2) additional metal office/warehouse buildings on the subject property. Currently there are two (2) existing metal office/warehouse buildings situated on the subject property that are addressed as 196 & 216 Ranch Trail Drive.
- ☒ On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] for the purpose of allowing the construction of two (2) additional metal office/warehouse buildings in conjunction with two (2) existing metal office/warehouse buildings on the subject property.
- ☒ 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 replat for *Lot 7, Block A, Maverick Ranch 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

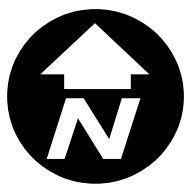
On January 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Moeller absent.

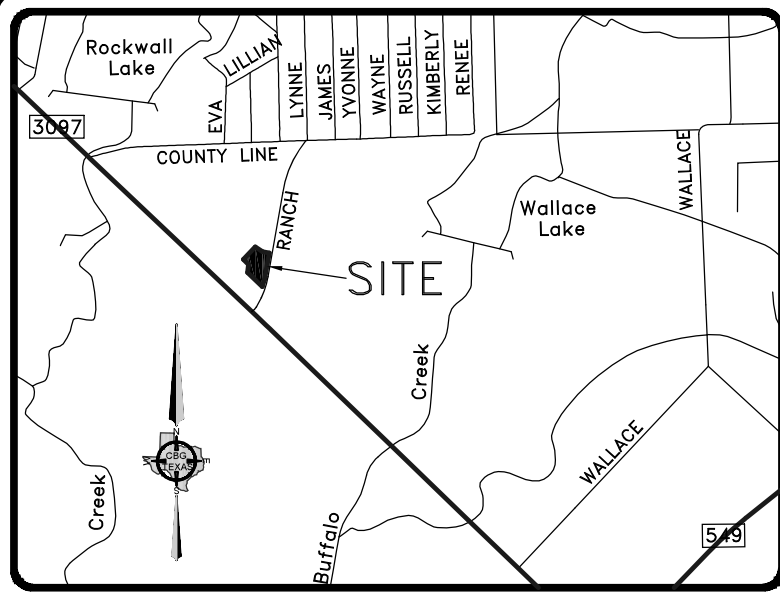


City of Rockwall

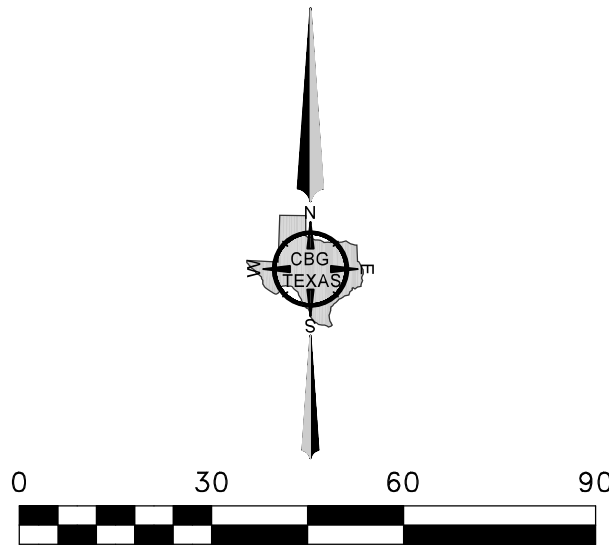
Planning & Zoning Department
385 S. Goliad Street
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VICINITY MAP – NOT TO SCALE

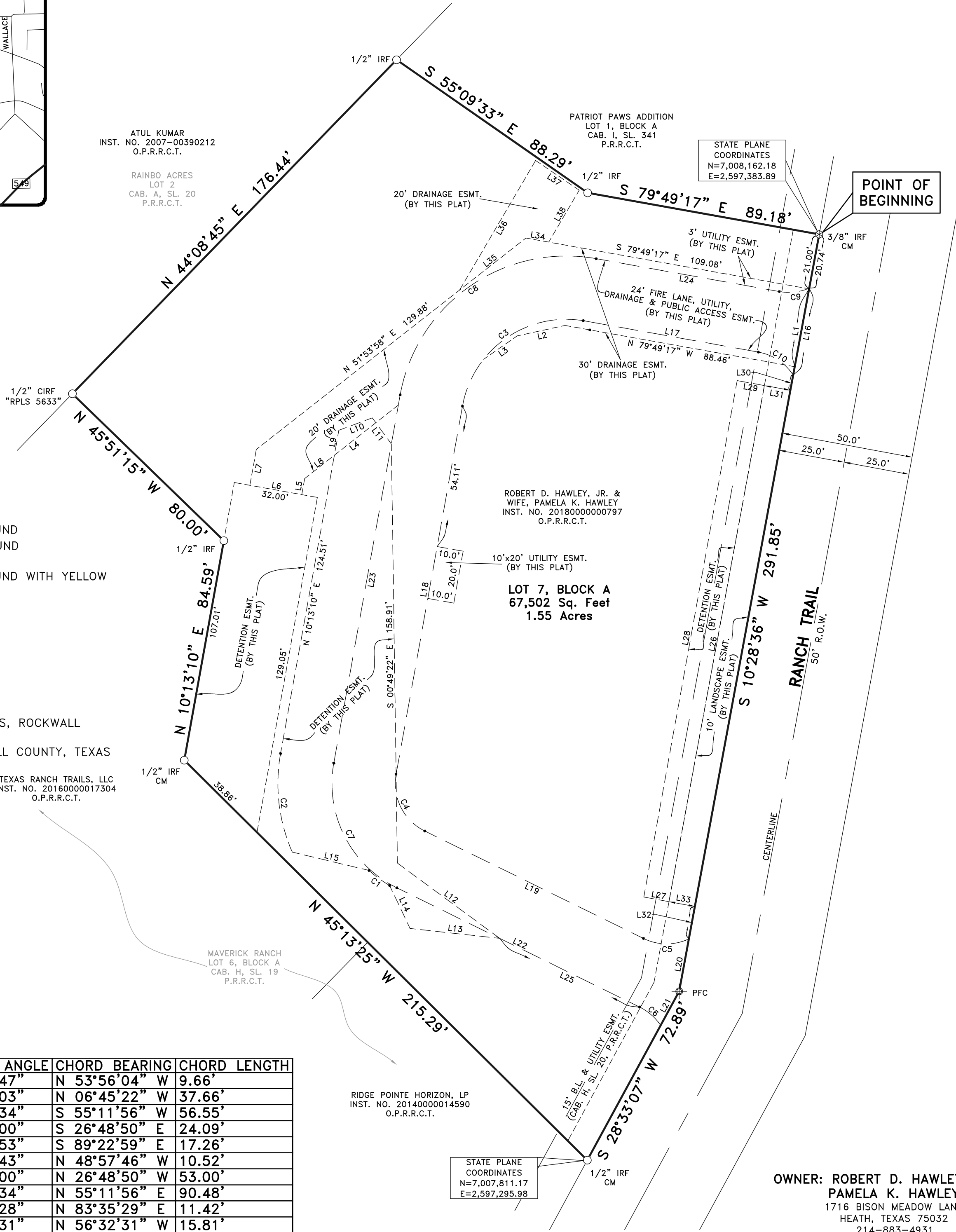


LEGEND:

- 1/2" IRF 1/2 INCH IRON ROD FOUND
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SQ.FT. SQUARE FEET
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

TEXAS RANCH TRAILS, LLC
INST. NO. 20160000017304
O.P.R.R.C.T.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 9.68' | 44.50' | 12°27'47" | N 53°56'04" W | 9.66' |
| C2 | 38.22' | 64.50' | 33°57'03" | N 06°45'22" W | 37.66' |
| C3 | 62.80' | 40.00' | 89°57'34" | S 55°11'56" W | 56.55' |
| C4 | 25.85' | 20.00' | 74°04'00" | S 26°48'50" E | 24.09' |
| C5 | 17.84' | 20.00' | 51°06'53" | S 89°22'59" E | 17.26' |
| C6 | 10.64' | 20.50' | 29°43'43" | N 48°57'46" W | 10.52' |
| C7 | 56.88' | 44.00' | 74°04'00" | N 26°48'50" W | 53.00' |
| C8 | 100.49' | 64.00' | 89°57'34" | N 55°11'56" E | 90.48' |
| C9 | 11.58' | 20.00' | 33°10'28" | N 83°35'29" E | 11.42' |
| C10 | 16.25' | 20.00' | 46°33'31" | N 56°32'31" W | 15.81' |



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
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- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

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| L1 | S 10°28'36" W | 30.00' |
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| L6 | N 79°46'50" W | 20.00' |
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FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO CASE NO. _____

OWNER: ROBERT D. HAWLEY, JR. & PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor’s Lien recorded in Instrument No. 20180000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Maverick Ranch;

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor’s Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped “RPLS 5633” for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor’s Lien recorded in Instrument No. 2007–00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **MAVERICK RANCH, LOT 7, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 **MAVERICK RANCH, LOT 7, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city’s engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction’s made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214–883–4931

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

RELEASED FOR REVIEW 01/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I 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_____.

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.

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
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Firm No. 10168800
www.cbginctx.com

SCALE: 1”=60’ / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____



February 13, 2020

TO: W. L. Douphrate II
Douphrate & Associates, Inc.
2235 Ridge Road
Rockwall, TX 75087

CC: Robert & Pam Hawley
1716 Bison Meadow Lane
Heath, TX 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-003; *Lot 7, Block A, Maverick Ranch Addition*

Dub Douphrate:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 3, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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 January 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Moeller absent.

City Council

On February 3, 2020, the City Council made a motion to approve the replat with staff conditions. The motion passed by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

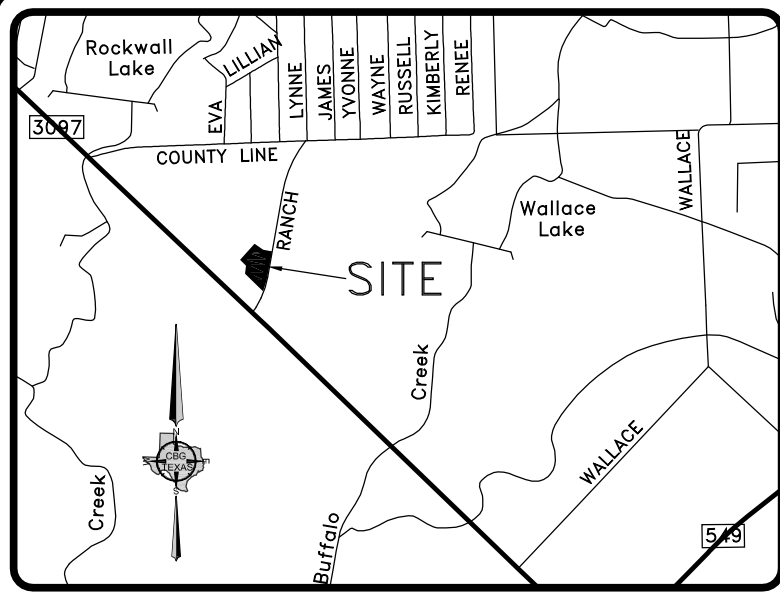
Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the

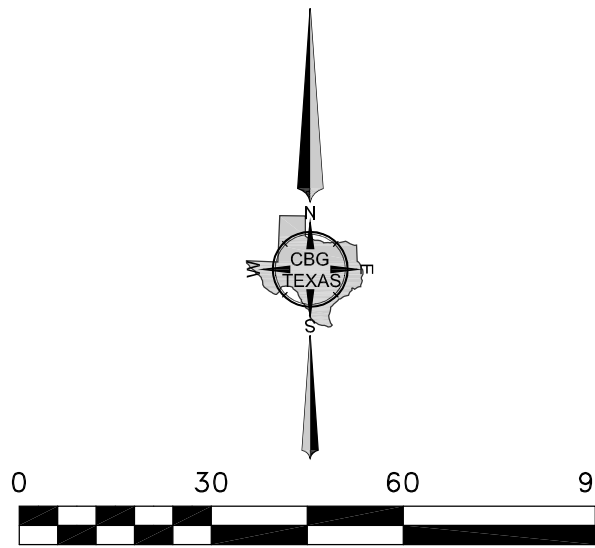
Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager



VICINITY MAP – NOT TO SCALE



LEGEND:

- 1/2" IRF 1/2 INCH IRON ROD FOUND
3/8" IRF 3/8 INCH IRON ROD FOUND
PFC POINT FOR CORNER
1/2" CIRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5633"
CM CONTROLLING MONUMENT
N NORTHING
E EASTING
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
CAB. SL. CABINET, SLIDE
SQ.FT. SQUARE FEET
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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RIDGE POINTE HORIZON, LP
INST. NO. 20140000014590
O.P.R.R.C.T.

STATE PLANE
COORDINATES
N=7,007,811.17
E=2,597,295.98

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

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MAVERICK RANCH

LOT 7, BLOCK A
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SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO
CASE NO. P2020-003

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THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor’s Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped “RPLS 5633” for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor’s Lien recorded in Instrument No. 2007–00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **MAVERICK RANCH, LOT 7, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 **MAVERICK RANCH, LOT 7, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city’s engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction’s made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214–883–4931

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

RELEASED FOR REVIEW 01/27/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I 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_____.

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.

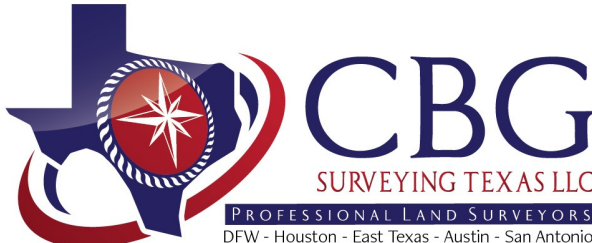
WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. P2020–003