



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER Phil Wagner

☐ APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

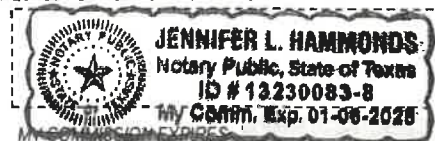
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

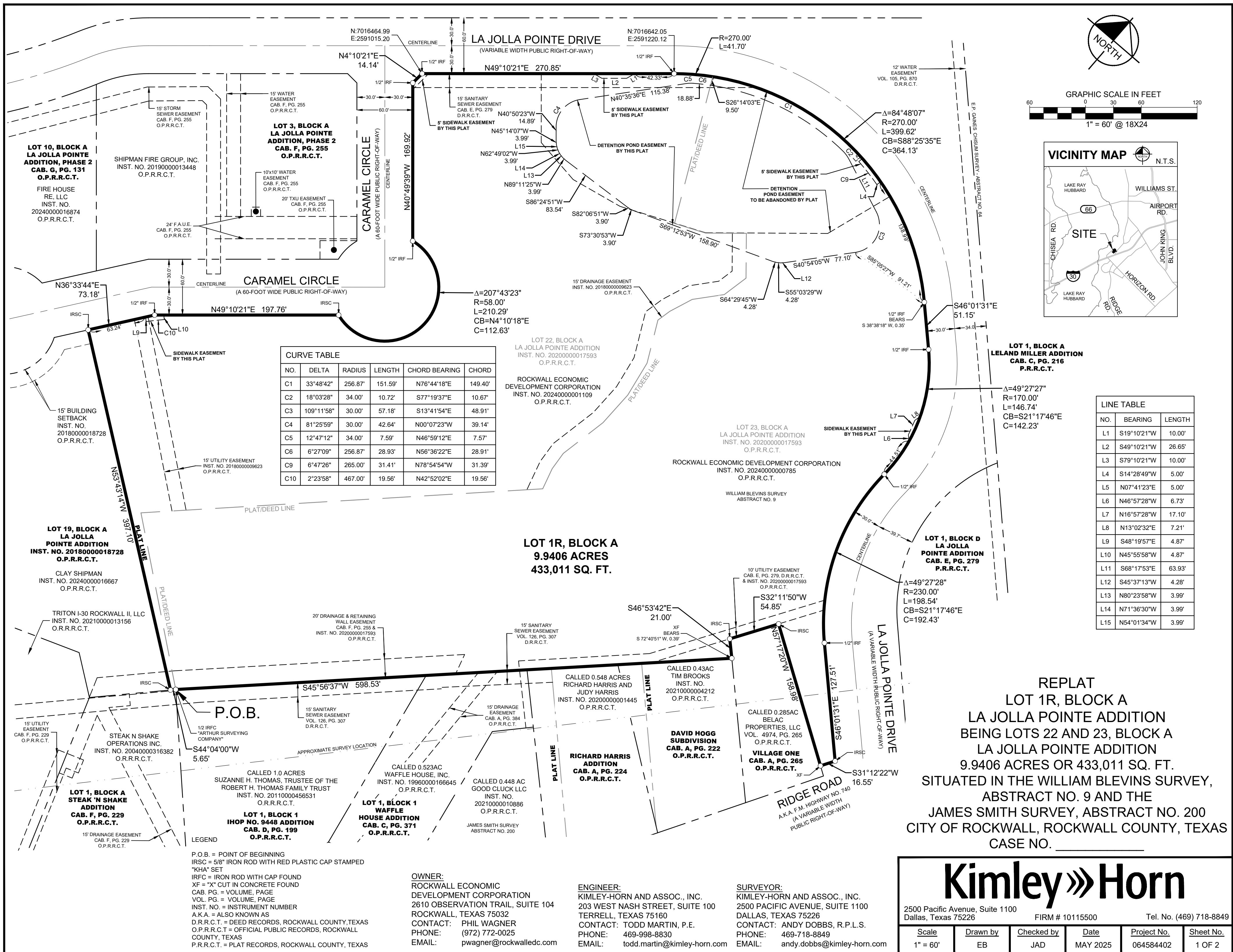
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 494.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, 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 13th DAY OF march, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





DWG NAME: K:\DAL_SURVEY\064584402-LA JOLLA DWG PLOTTED BY ZUNA, JANE 5/13/2025 2:44 PM LAST SAVED 5/13/2025 9:13 AM

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;
South 45°56'37" West, a distance of 598.53 feet to the **POINT OF BEGINNING** and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE ADDITION** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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.

Property Owner Signature

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK	
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, Texas on the ____ day of _____, 202__.	
_____ Mayor, City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2



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 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER Phil Wagner

☐ APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

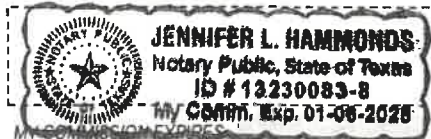
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

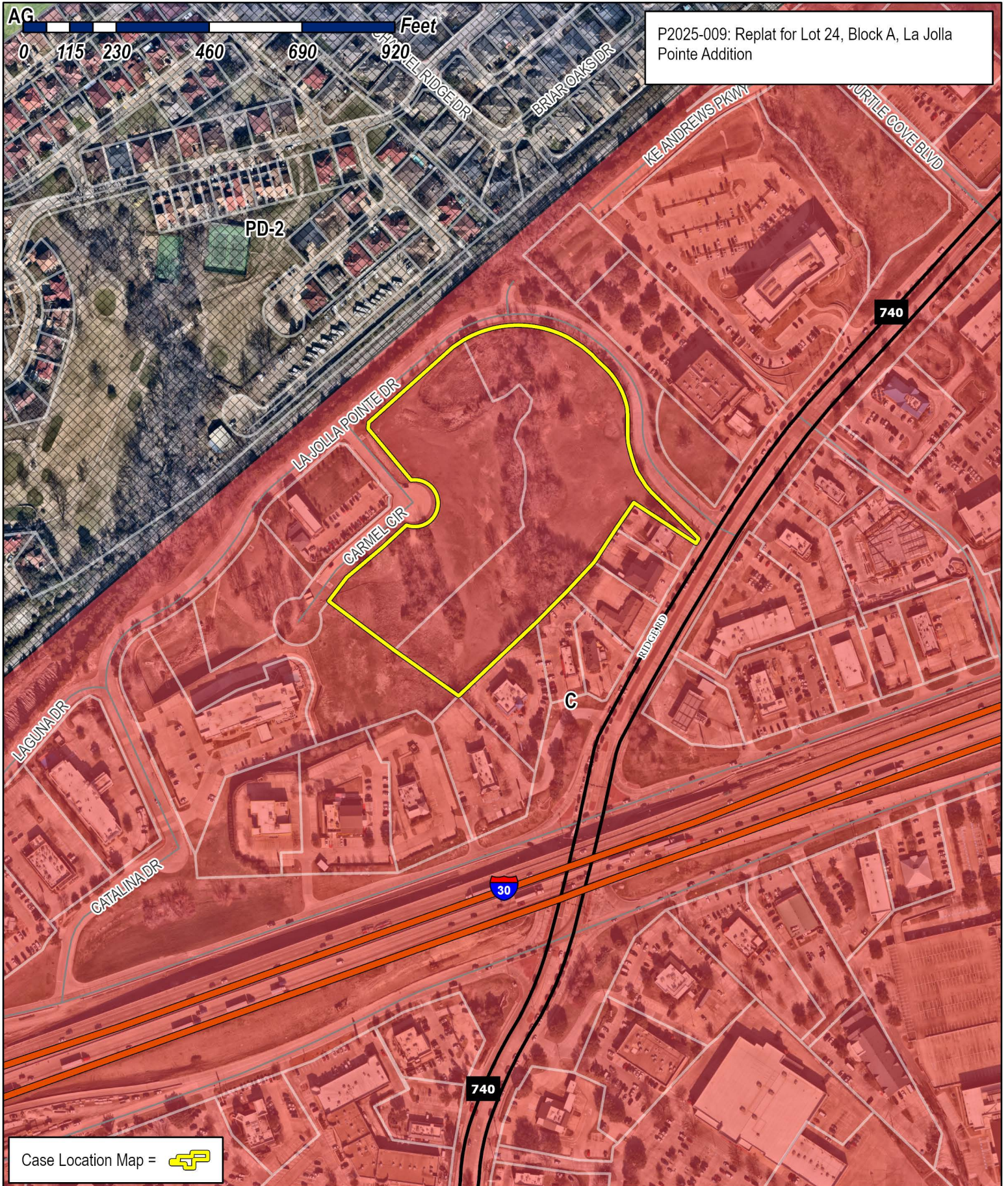
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 494.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, 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 13th DAY OF march, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds



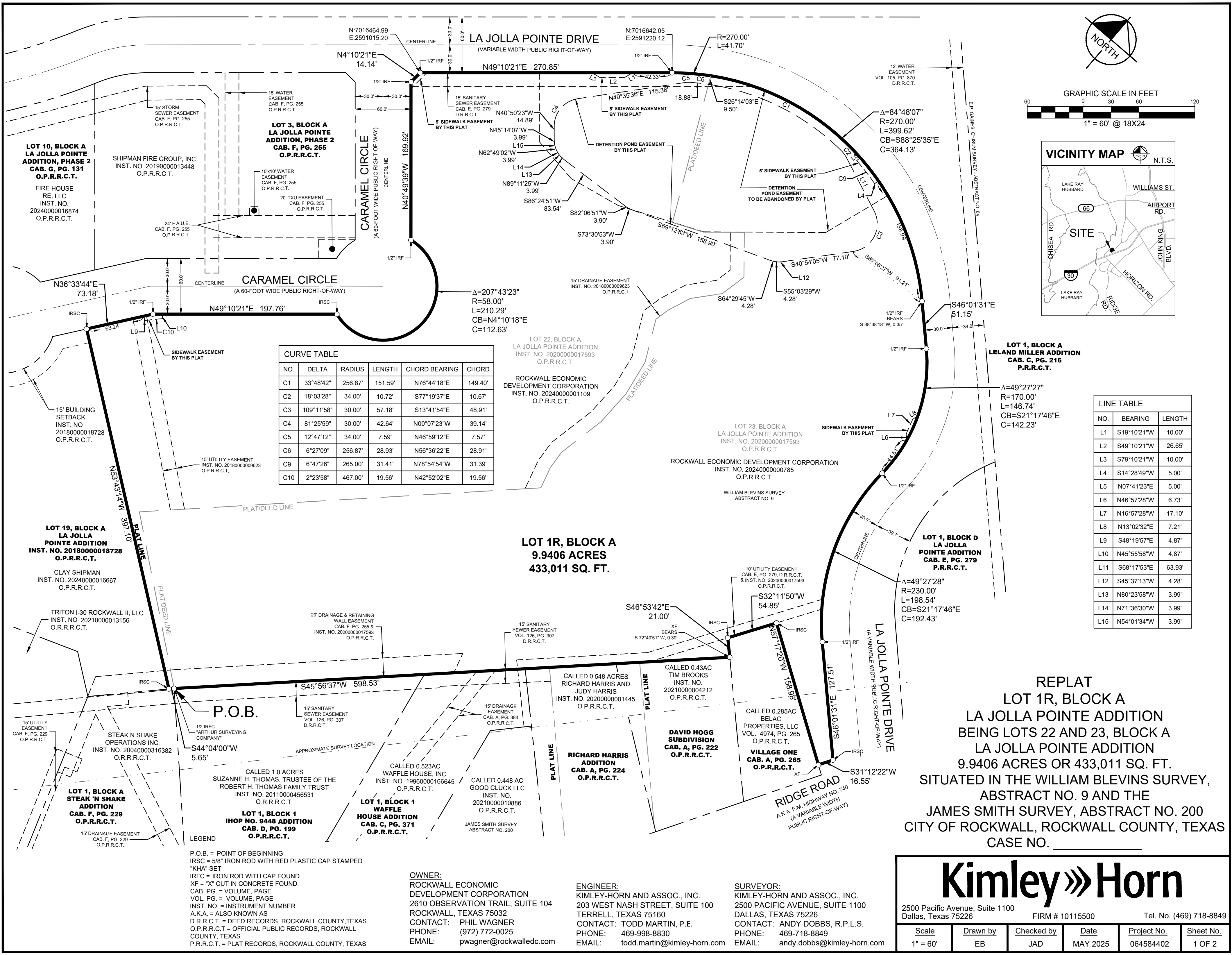


City of Rockwall

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

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





CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°48'42"	256.87'	151.59'	N76°44'18"E	149.40'
C2	18°03'28"	34.00'	10.72'	S77°19'37"E	10.67'
C3	109°11'58"	30.00'	57.18'	S13°41'54"E	48.91'
C4	81°25'59"	30.00'	42.64'	N00°07'23"W	39.14'
C5	12°47'12"	34.00'	7.59'	N46°59'12"E	7.57'
C6	6°27'09"	256.87'	28.93'	N56°36'22"E	28.91'
C9	6°47'26"	265.00'	31.41'	N78°54'54"W	31.39'
C10	2°23'58"	467.00'	19.56'	N42°52'02"E	19.56'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S19°10'21"W	10.00'
L2	S49°10'21"W	26.65'
L3	S79°10'21"W	10.00'
L4	S14°28'49"W	5.00'
L5	N07°41'23"E	5.00'
L6	N46°57'28"W	6.73'
L7	N16°57'28"W	17.10'
L8	N13°02'32"E	7.21'
L9	S48°19'57"E	4.87'
L10	N45°55'58"W	4.87'
L11	S68°17'53"E	63.93'
L12	S45°37'13"W	4.28'
L13	N80°23'58"W	3.99'
L14	N71°36'30"W	3.99'
L15	N54°01'34"W	3.99'

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500	Tel. No. (469) 718-8849	
Scale 1" = 60'	Drawn by EB	Checked by JAD	Date MAY 2025	Project No. 064584402
		Sheet No. 1 OF 2		

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED
"KHA" SET
IRFC = IRON ROD WITH CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
CAB. PG. = VOLUME, PAGE
VOL. PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
A.K.A. = ALSO KNOWN AS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TEXAS 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
EMAIL: pwagner@rockwalledc.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: TODD MARTIN, P.E.
PHONE: 469-998-8830
EMAIL: todd.martin@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;
South 45°56'37" West, a distance of 598.53 feet to the POINT OF BEGINNING and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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.

Property Owner Signature

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

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, Texas on the ____ day of _____, 202__.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel. No. (469) 718-8849		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: May 27, 2025

APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*

CASE NUMBER: P2025-009; *Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 9.9406-acre tract of land (*i.e. Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating two (2) lots into one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*).
- ☑ Background. The subject property was annexed by the City Council on September 5, 1960 by *Ordinance No. 60-02 [i.e. Case No. A1960-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On November 17, 2003, the City Council approved a final plat [*i.e. Case No. P2003-024*] that establish the subject property as Lot 1, Block A, La Jolla Pointe, Phase 2 Addition. On February 7, 2005 the City Council approved a replat [*i.e. Case No. P2004-068*] that reestablished the subject property as a Lots 4-6, Block A, La Jolla Pointe, Phase 2 Addition. On August 21, 2006, the City Council approved another replat [*i.e. Case No. P2006-019*] that changed the subject property to Lots 6, 7, and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition. On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20; S-187*] allowing a *Limited Service Hotel* on a portion of the subject property. This Specific Use Permit (SUP) expired on October 1, 2020. On August 20, 2018 the City Council approved two (2) site plans [*i.e. Case No. SP2018-024 & SP2018-025*] to allow the construction of an *Office Building* and a *Medical Office Building* on the subject property. These site plans expired on August 20, 2020. On October 1, 2018 the City Council approved a site plan [*i.e. Case No. SP2018-023*] to allow the construction of a *Hotel*. This site plan expired on October 1, 2020. On March 2, 2020, the City Council approved a replat [*i.e. Case No. P2020-009*] that reestablished the subject property as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition. On January 2, 2024, the City Council approved *Ordinance No. 24-01, S-322 [i.e. Case No. Z2023-052]* allowing an office building exceeding 36-feet in height on the subject property; however, the office building has not been constructed and the subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 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; and,
- (2) Any construction resulting from the approval of this Replat 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/22/2025

PROJECT NUMBER: P2025-009
PROJECT NAME: Replat for Lot 1, Block A, La Jolla Pointe Addition
SITE ADDRESS/LOCATIONS: 550 LA JOLLA POINTE DR

CASE CAPTION: Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	05/22/2025	Approved w/ Comments

05/22/2025: P2025-009: Final Plat for Lot 24, Block A, La Jolla Pointe, Phase 2 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 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2025-009) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 24, BLOCK A
LA JOLLA POINTE, PHASE 2 ADDITION
BEING A REPLAT OF
LOTS 22 & 23, BLOCK A
LA JOLLA POINTE, PHASE 2 ADDITION
BEING
ONE (1) LOT
9.9406-ACRES OR 433,011 SF
SITUATED IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO.200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Please remove the second notary stamp beneath the Surveyor's Statement.

M.8 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

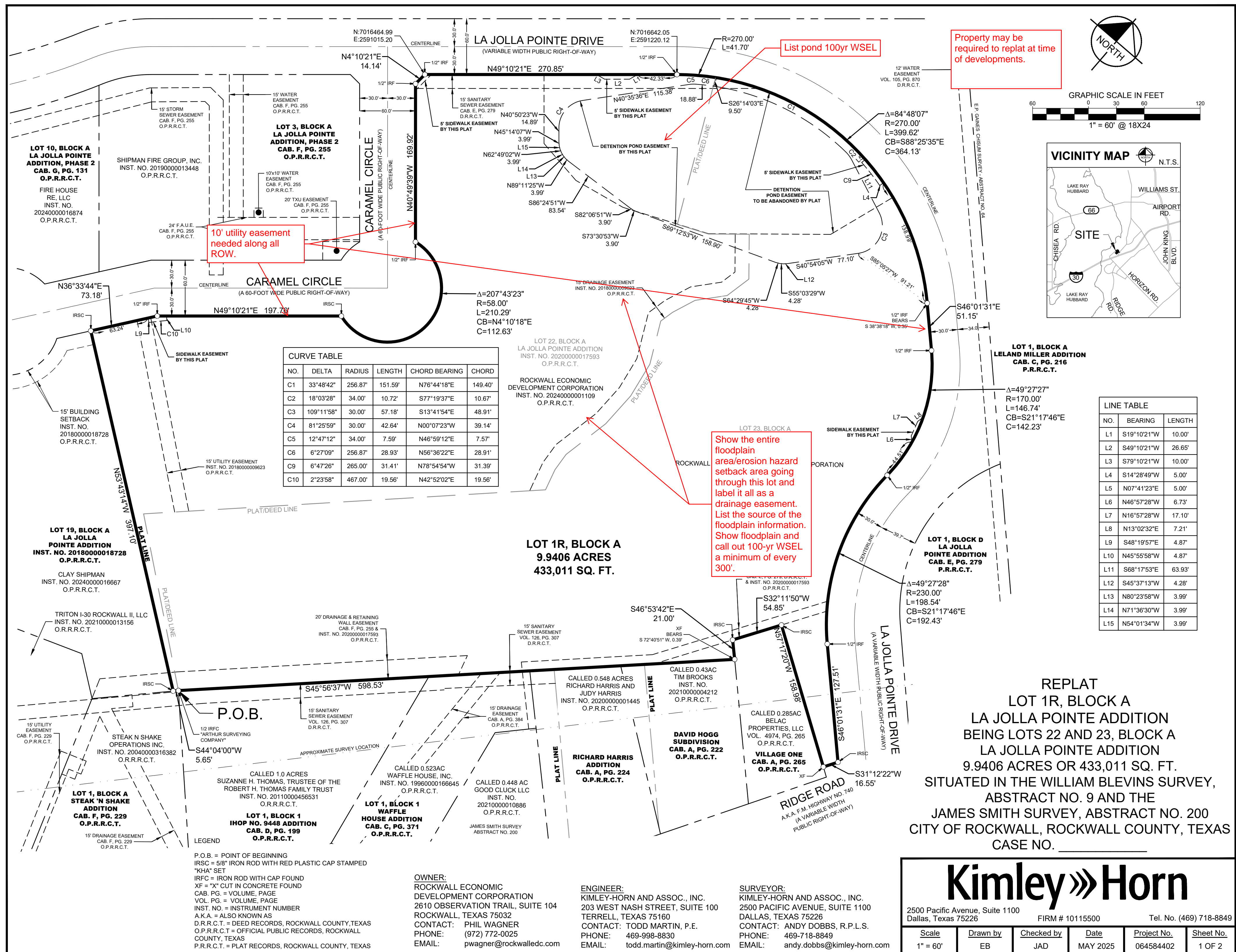
Planning and Zoning Meeting: May 27, 2025
City Council Meeting: June 2, 2025

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2025	Approved w/ Comments
05/22/2025: 1. 10' utility easement needed along all ROW.			

2. Show the entire floodplain area/erosion hazard setback area going through this lot and label it all as a drainage easement. List the source of the floodplain information. Show floodplain and call out 100-yr WSEL a minimum of every 300'.
3. List pond 100yr WSEL
4. Property may be required to replat at time of developments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/19/2025	Approved
No Comments			





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 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER Phil Wagner

☐ APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

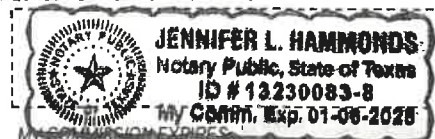
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

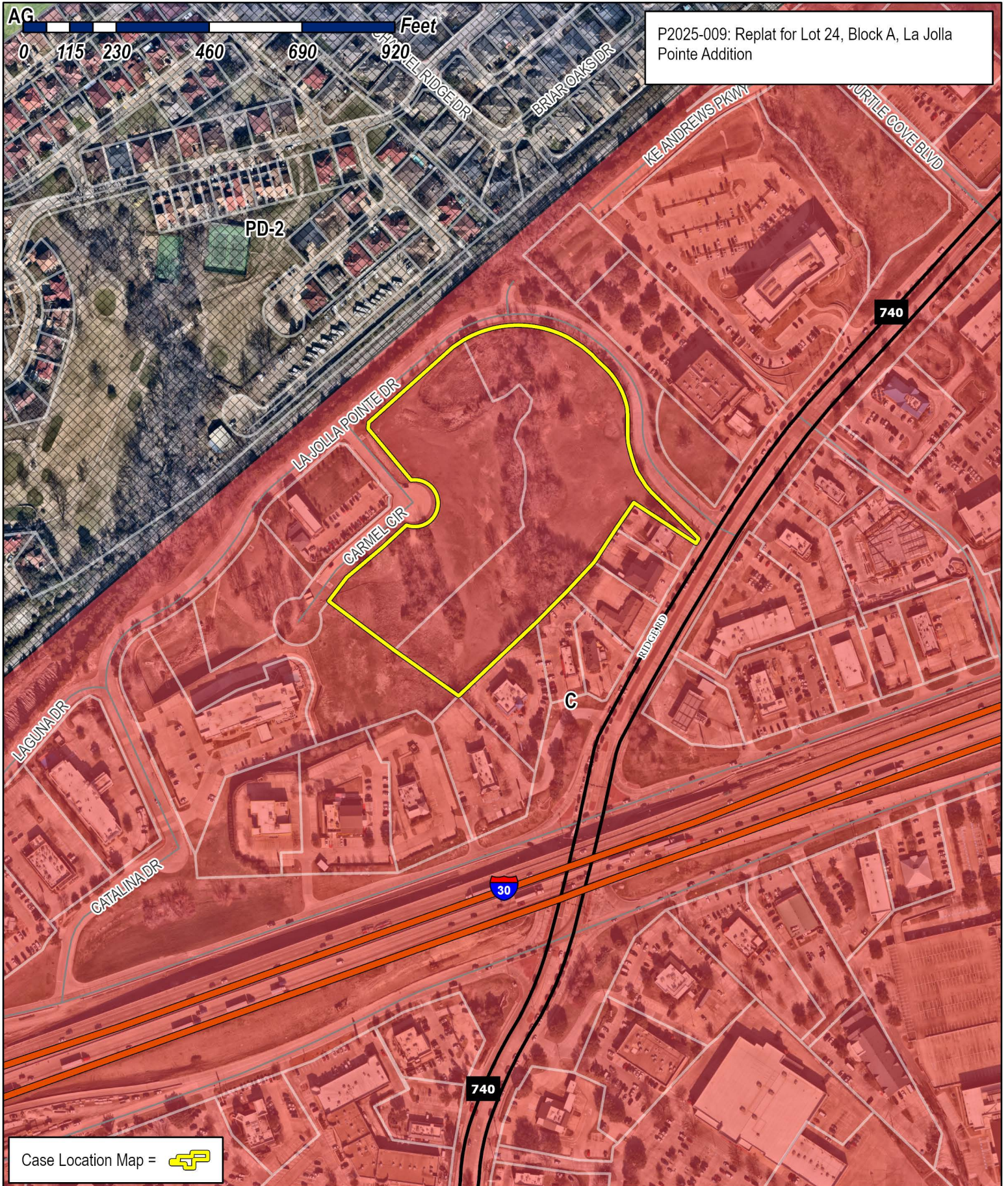
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 494.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025. BY SIGNING THIS APPLICATION, 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 13th DAY OF march, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds



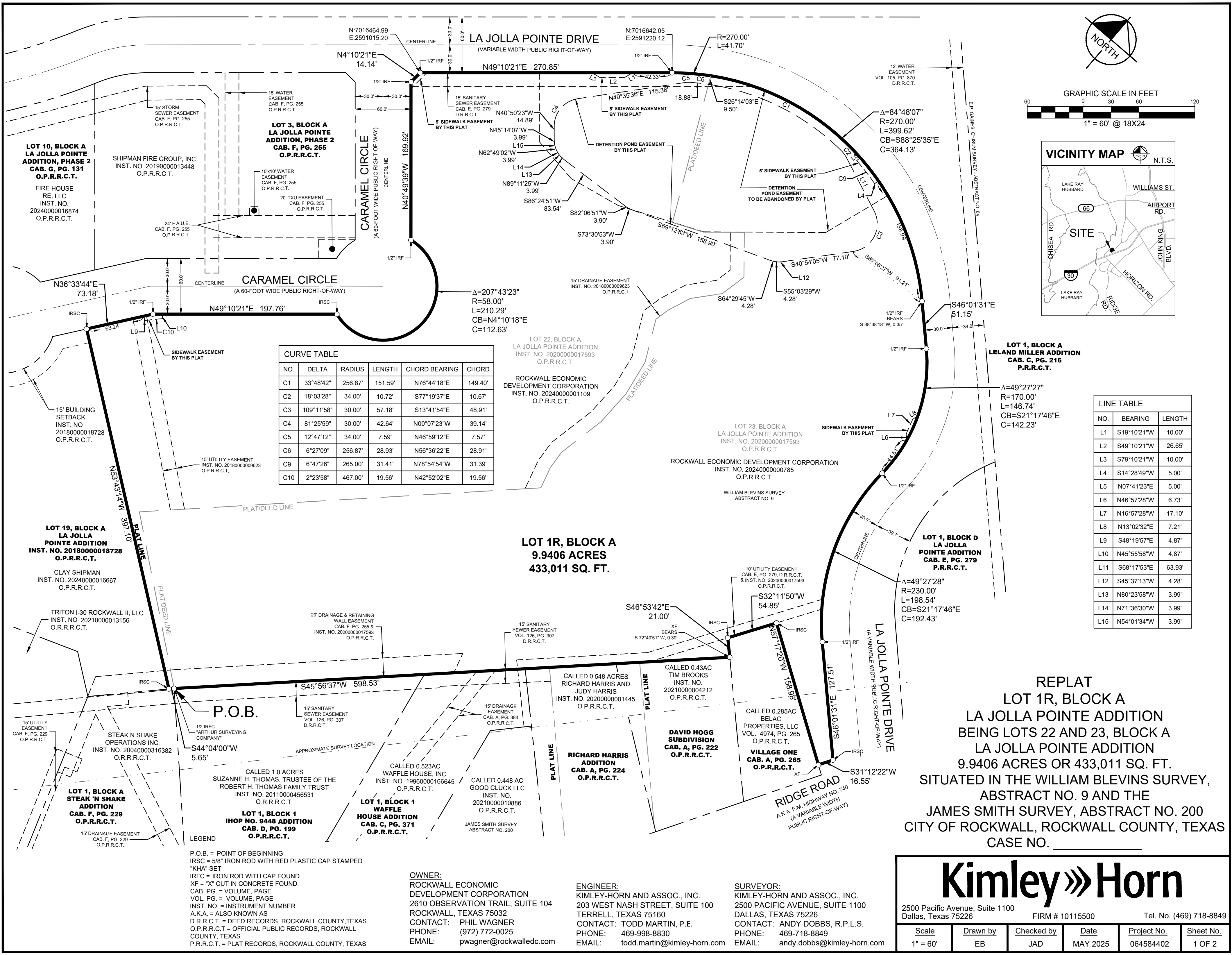


City of Rockwall

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

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





CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°48'42"	256.87'	151.59'	N76°44'18"E	149.40'
C2	18°03'28"	34.00'	10.72'	S77°19'37"E	10.67'
C3	109°11'58"	30.00'	57.18'	S13°41'54"E	48.91'
C4	81°25'59"	30.00'	42.64'	N00°07'23"W	39.14'
C5	12°47'12"	34.00'	7.59'	N46°59'12"E	7.57'
C6	6°27'09"	256.87'	28.93'	N56°36'22"E	28.91'
C9	6°47'26"	265.00'	31.41'	N78°54'54"W	31.39'
C10	2°23'58"	467.00'	19.56'	N42°52'02"E	19.56'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S19°10'21"W	10.00'
L2	S49°10'21"W	26.65'
L3	S79°10'21"W	10.00'
L4	S14°28'49"W	5.00'
L5	N07°41'23"E	5.00'
L6	N46°57'28"W	6.73'
L7	N16°57'28"W	17.10'
L8	N13°02'32"E	7.21'
L9	S48°19'57"E	4.87'
L10	N45°55'58"W	4.87'
L11	S68°17'53"E	63.93'
L12	S45°37'13"W	4.28'
L13	N80°23'58"W	3.99'
L14	N71°36'30"W	3.99'
L15	N54°01'34"W	3.99'

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500	Tel. No. (469) 718-8849	
Scale 1" = 60'	Drawn by EB	Checked by JAD	Date MAY 2025	Project No. 064584402
			Sheet No. 1 OF 2	

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED
"KHA" SET
IRFC = IRON ROD WITH CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
CAB. PG. = VOLUME, PAGE
VOL. PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
A.K.A. = ALSO KNOWN AS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL
COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TEXAS 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
EMAIL: pwagner@rockwalledc.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: TODD MARTIN, P.E.
PHONE: 469-998-8830
EMAIL: todd.martin@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;
South 45°56'37" West, a distance of 598.53 feet to the **POINT OF BEGINNING** and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE ADDITION** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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.

Property Owner Signature

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK	
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, Texas on the ____ day of _____, 202__.	
_____ Mayor, City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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: June 2, 2025

APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*

CASE NUMBER: P2025-009; *Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 9.9406-acre tract of land (*i.e. Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating two (2) lots into one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*).
- ☑ Background. The subject property was annexed by the City Council on September 5, 1960 by *Ordinance No. 60-02 [i.e. Case No. A1960-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On November 17, 2003, the City Council approved a final plat [*i.e. Case No. P2003-024*] that establish the subject property as Lot 1, Block A, La Jolla Pointe, Phase 2 Addition. On February 7, 2005 the City Council approved a replat [*i.e. Case No. P2004-068*] that reestablished the subject property as a Lots 4-6, Block A, La Jolla Pointe, Phase 2 Addition. On August 21, 2006, the City Council approved another replat [*i.e. Case No. P2006-019*] that changed the subject property to Lots 6, 7, and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition. On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20; S-187*] allowing a *Limited Service Hotel* on a portion of the subject property. This Specific Use Permit (SUP) expired on October 1, 2020. On August 20, 2018 the City Council approved two (2) site plans [*i.e. Case No. SP2018-024 & SP2018-025*] to allow the construction of an *Office Building* and a *Medical Office Building* on the subject property. These site plans expired on August 20, 2020. On October 1, 2018 the City Council approved a site plan [*i.e. Case No. SP2018-023*] to allow the construction of a *Hotel*. This site plan expired on October 1, 2020. On March 2, 2020, the City Council approved a replat [*i.e. Case No. P2020-009*] that reestablished the subject property as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition. On January 2, 2024, the City Council approved *Ordinance No. 24-01, S-322 [i.e. Case No. Z2023-052]* allowing an office building exceeding 36-feet in height on the subject property; however, the office building has not been constructed and the subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 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; and,
- (2) Any construction resulting from the approval of this Replat 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 May 27, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioner Hustings absent and one (1) vacant seat.



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 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER Phil Wagner

☐ APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

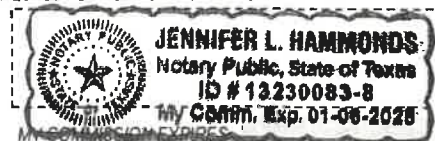
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

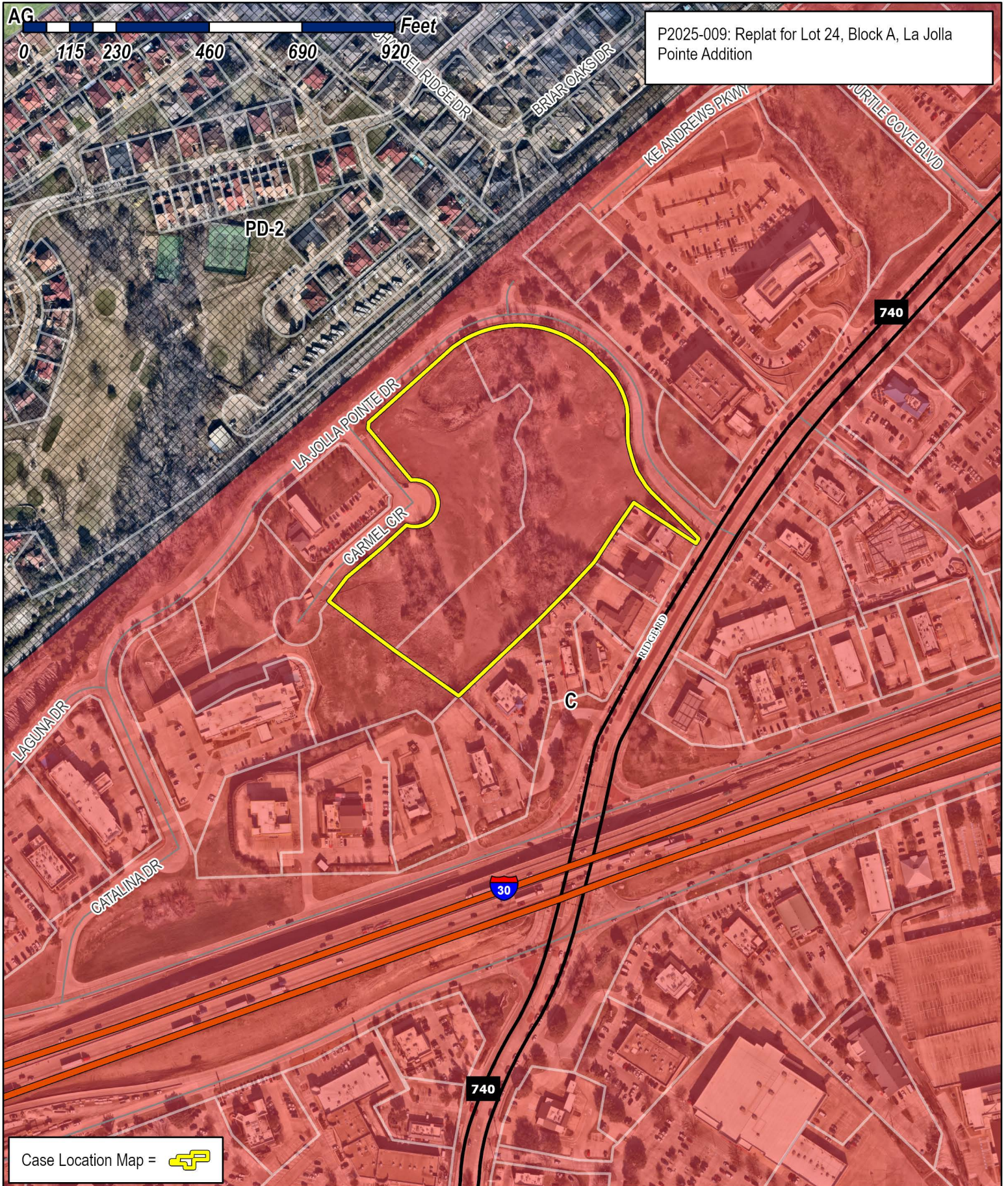
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 494.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, 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 13th DAY OF march, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds



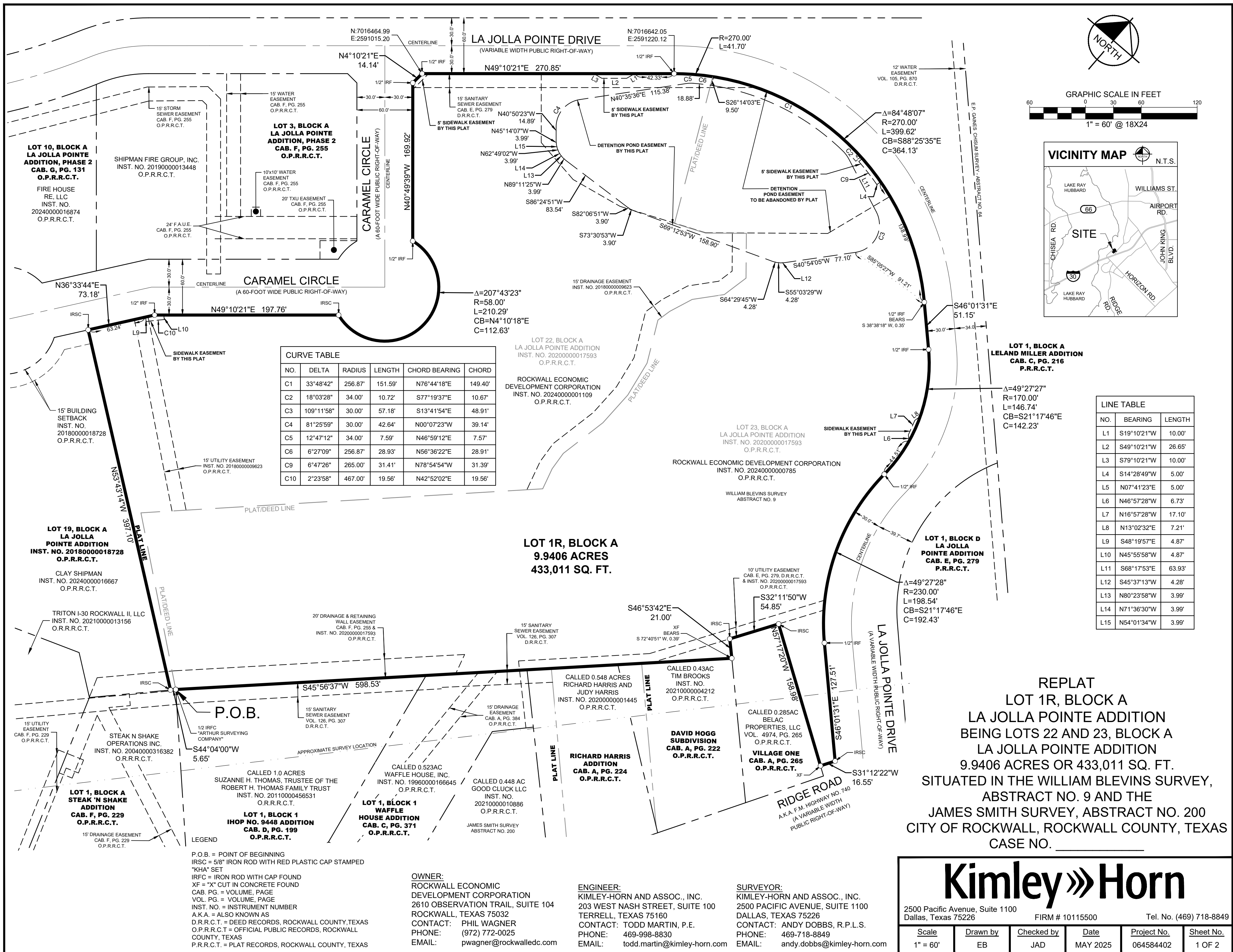


City of Rockwall

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

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





DWG NAME: K:\DAL_SURVEY\064584402-LA JOLLA\DWG-01.DWG PLOTTED BY: ZUNA, JANE 5/13/2025 2:44 PM LAST SAVED: 5/13/2025 9:13 AM

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;
South 45°56'37" West, a distance of 598.53 feet to the **POINT OF BEGINNING** and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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 flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE ADDITION** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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.

Property Owner Signature

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK	
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, Texas on the ____ day of _____, 202__.	
_____ Mayor, City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY,
ABSTRACT NO. 9 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2



June 3, 2025

TO: Phil Wagner
2610 Observation Trail
Suite 104
Rockwall, TX 75032

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-009; Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition

Mr. Wagner:

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 June 2, 2025. 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; and,
- 2) Any construction resulting from the approval of this Replat 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 May 27, 2025, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 5-0, with Commissioner Hustings absent and one (1) vacant seat.

City Council

On June 2, 2025, the City Council approved a motion to approve the Replat by a vote of 6-0, with Council Member Campbell absent.

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) One (1) set(s) 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 the filing fees (*see below*) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling 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 statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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 within a 180-days of the approval date. Failure to adhere to 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.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Angelica Guevara
Planning Technician