



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-019 P&Z DATE 7.10.18 CC DATE 7.16.18 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2018-09

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address *1325 S. Goliad St Rockwall, TX 75087*

Subdivision *The Standard - Rockwall* Lot Block

General Location *East side of Goliad south of MKT RK tract*

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

Current Zoning *PD-68* Current Use *PD-68*

Proposed Zoning Proposed Use *PD-68*

Acreage *15.826* Lots [Current] Lots [Proposed] *47*

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner *Eastshore Joint Venture*

Contact Person

Address *5499 Glen Lakes Suite 110*

City, State & Zip *Dallas, TX 75231*

Phone

E-Mail

Applicant *MCP Residential, Ltd*

Contact Person *Dub Doughrate*

Address *2235 Ridge Rd*

City, State & Zip *Rockwall, TX 75087*

Phone *972 771 9004*

E-Mail *wldoughrate@doughrate.com*

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

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

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

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 6/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2018-019  
**Project Name:** The Standard  
**Project Type:** PLAT  
**Applicant Name:** MCP RESIDENTIAL, LTD  
**Owner Name:** EAST, SHORE J/V  
**Project Description:**



# RECEIPT

Project Number: P2018-019

Job Address: GOLIAD

ROCKWALL, TX 75087

Receipt Number: B80468

Printed: 6/20/2018 10:48 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 636.52

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**Total Fees Paid:**

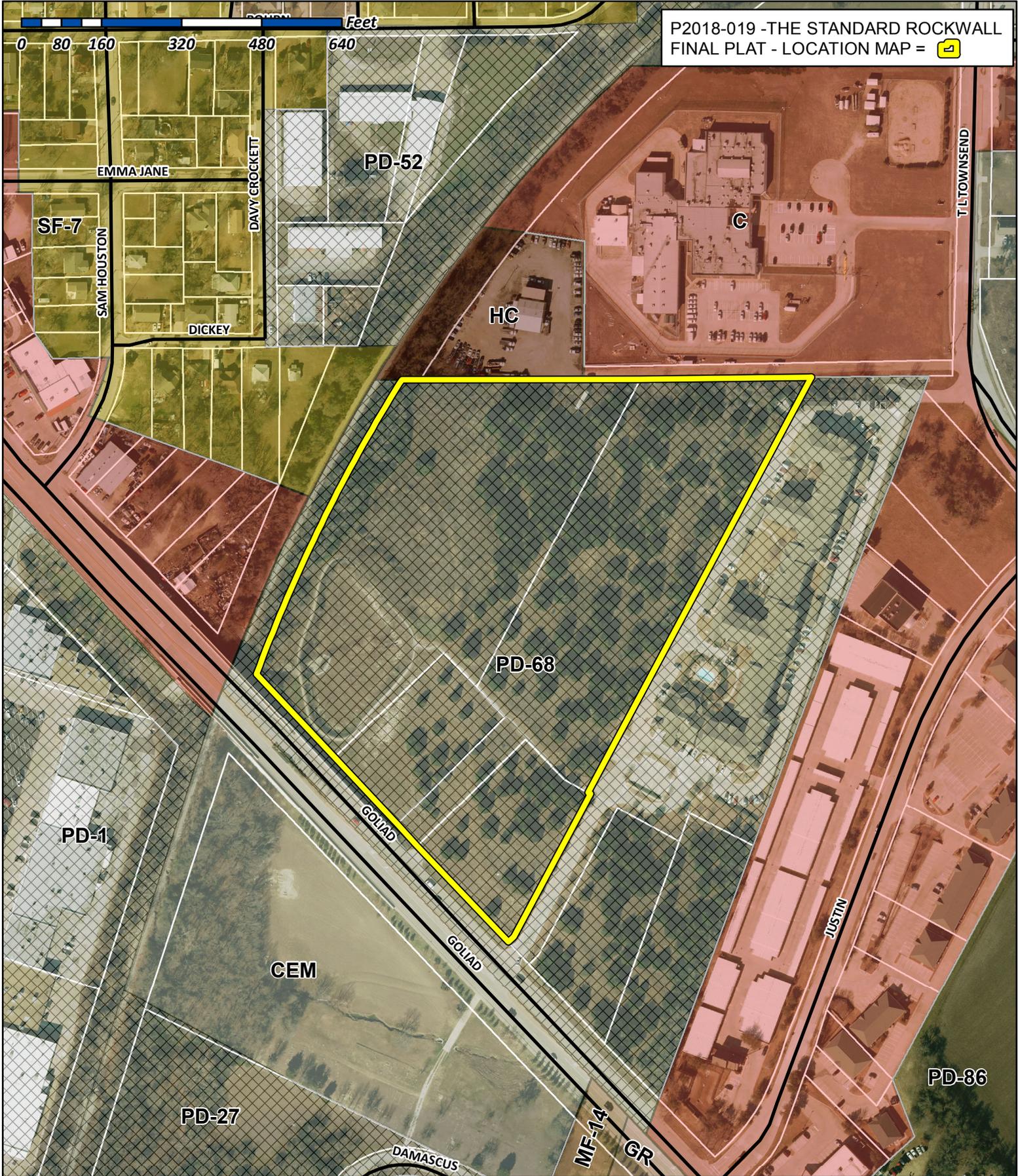
\$ 636.52

Date Paid: 6/20/2018 12:00:00AM

Paid By: The Standard MCP, Ltd.

Pay Method: CHECK 3

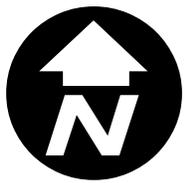
Received By: LM

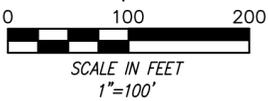


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





**Legend of Symbols & Abbreviations**

- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- PFC = POINT FOR CORNER
- (C.M.) = CONTROLLING MONUMENT
- CA = COMMON AREA
- R.O.W. = RIGHT-OF-WAY
- INST. = INSTRUMENT
- NO. = NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- SLD. = SLIDE
- ESMT. = EASEMENT
- SWVE = SIDEWALK & VISIBILITY EASEMENT
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	663.36'	3569.62'	10°38'51"	N 26°31'22" E	662.41'

CENTERLINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°36'55" E	85.96'
L2	N 51°55'39" E	105.43'
L3	S 28°23'46" W	189.43'

CENTERLINE CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.68'	250.00'	23°31'53"	N 40°09'42" E	101.96'
C2	123.39'	60.00'	117°49'31"	N 30°31'00" W	102.77'
C3	70.53'	65.00'	62°10'29"	S 59°29'00" W	67.12'
C4	106.77'	85.00'	71°58'04"	S 07°35'16" E	99.88'
C5	105.11'	250.00'	24°05'23"	S 33°34'14" W	104.34'
C6	104.57'	250.00'	23°58'00"	S 33°30'33" W	103.81'
C7	27.54'	250.00'	6°18'45"	N 48°46'17" E	27.53'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°24'44" W	12.75'
L2	N 30°31'00" W	15.49'
L3	N 43°34'18" W	10.52'
L4	N 61°10'18" E	6.25'
L5	N 86°48'47" W	14.79'

LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.03'	53.00'	10°50'33"	S 31°38'39" E	10.01'
C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

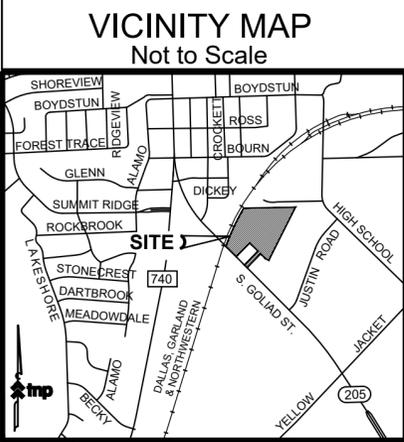
**GENERAL NOTES:**

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.9999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)
- 2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C004L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- 6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.

**FINAL PLAT**  
**THE STANDARD-ROCKWALL**  
 BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9

BEING ALL OF A LOT 4, LOT 5, LOT 6 AND LOT 7, BLOCK A OF THE FINAL PLAT OF EASTSHORE, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET G, SLIDE 87 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ENGINEER:  
**DOUPHRADE & ASSOCIATES, INC.**  
 ENGINEERING • PROJECT MANAGEMENT SURVEYING  
 P.O. BOX 1336 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:  
 EAST SHORE JOINT VENTURE  
 5499 Glen Lakes, Suite 110  
 Dallas, Texas 75231  
 (214) 369-9066

SURVEYOR:  
**tnp**  
 TEAGUE NALL AND PERKINS, INC.  
 825 Waters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 (214) 461-9867  
 Contact: Jay Maddox, R.P.L.S.  
 TBPLS Registration No. 10194381  
 Project No. msm17-1887  
 Sheet 2 of 2

May 31, 2018

1"=100'

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

**EAST SHORE JOINT VENTURE**

Representative:

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 upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of a Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with the curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 806.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

Planning & Zoning Commission, Chairman Date
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.
This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.
Witness our hands this the \_\_\_\_ day of \_\_\_\_\_, 2018.
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
THE STANDARD-ROCKWALL
BLOCK A, LOTS 1-27, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9

BEING ALL OF A LOT 4, LOT 5, LOT 6 AND LOT 7, BLOCK A OF THE FINAL PLAT OF EASTSHORE, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET G, SLIDE 87 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

tnp SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Maddox , R.P.L.S.
TBPLS Registration No. 10194381
Project No. msm17-1887
Sheet 2 of 2

May 31, 2018

1"=100'

**CITY OF ROCKWALL**  
**PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 07/10/2018

**APPLICANT:** Dub Douphrate of *Douphrate & Associates*

**AGENDA ITEM:** **P2018-019**; Final Plat: *The Standard Rockwall Addition*

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**SUMMARY:**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

**PLAT INFORMATION:**

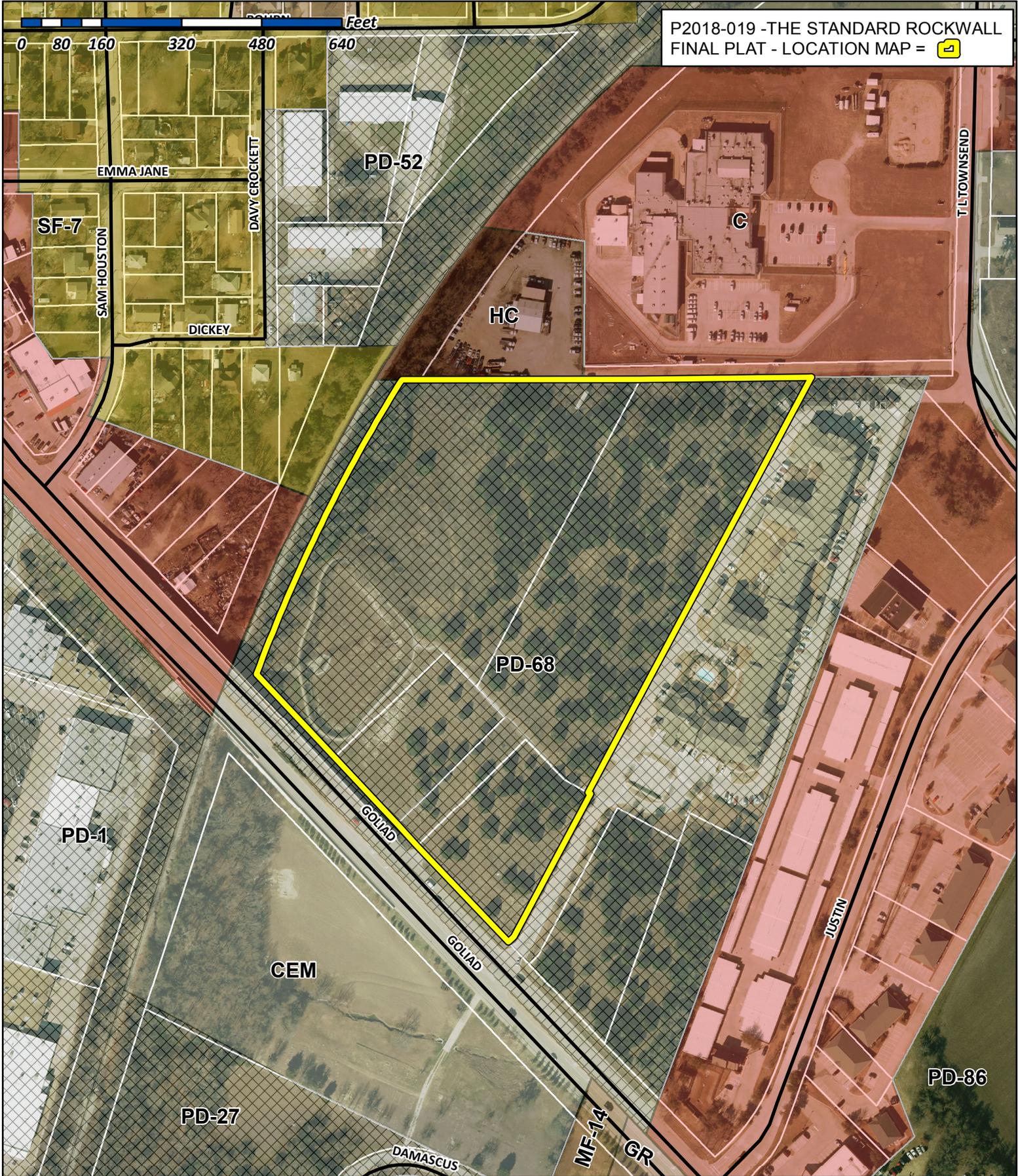
- The applicant is requesting approval of a final plat for 46 single-family residential lots on a 15.826-acre tract of land for the purpose of constructing an age/restricted senior living community [*i.e. The Standard Rockwall Addition*]. The development will consist of a minimum of 5,330 SF (*i.e. 65-ft x 82-ft*) lots that will incorporate front entry garages. The *subject property* is zoned Planned Development District 68 (PD-68), and is located north of the intersection of S. Goliad Street [*SH-205*] and Justin Road.
- The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2017-059*), which was approved on December 18, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- The developer is to pay pro-rata equipment fees in the amount of \$51,244.00 [*i.e. \$1,114.00 x 46 lots*] and cash-in-lieu of land fees in the amount of \$38,318.00 [*i.e. \$833.00 x 46 lots*] for a total amount of \$88,562.00. The fees will be due at final plat.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

**RECOMMENDATIONS:**

If the Planning and Zoning Commission and City Council choose to approve the final plat for *The Standard Rockwall Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The *final plat* shall conform to the recommendations made by the Parks Board; and,

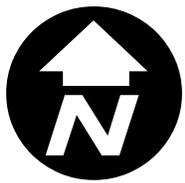
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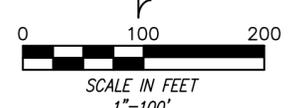


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
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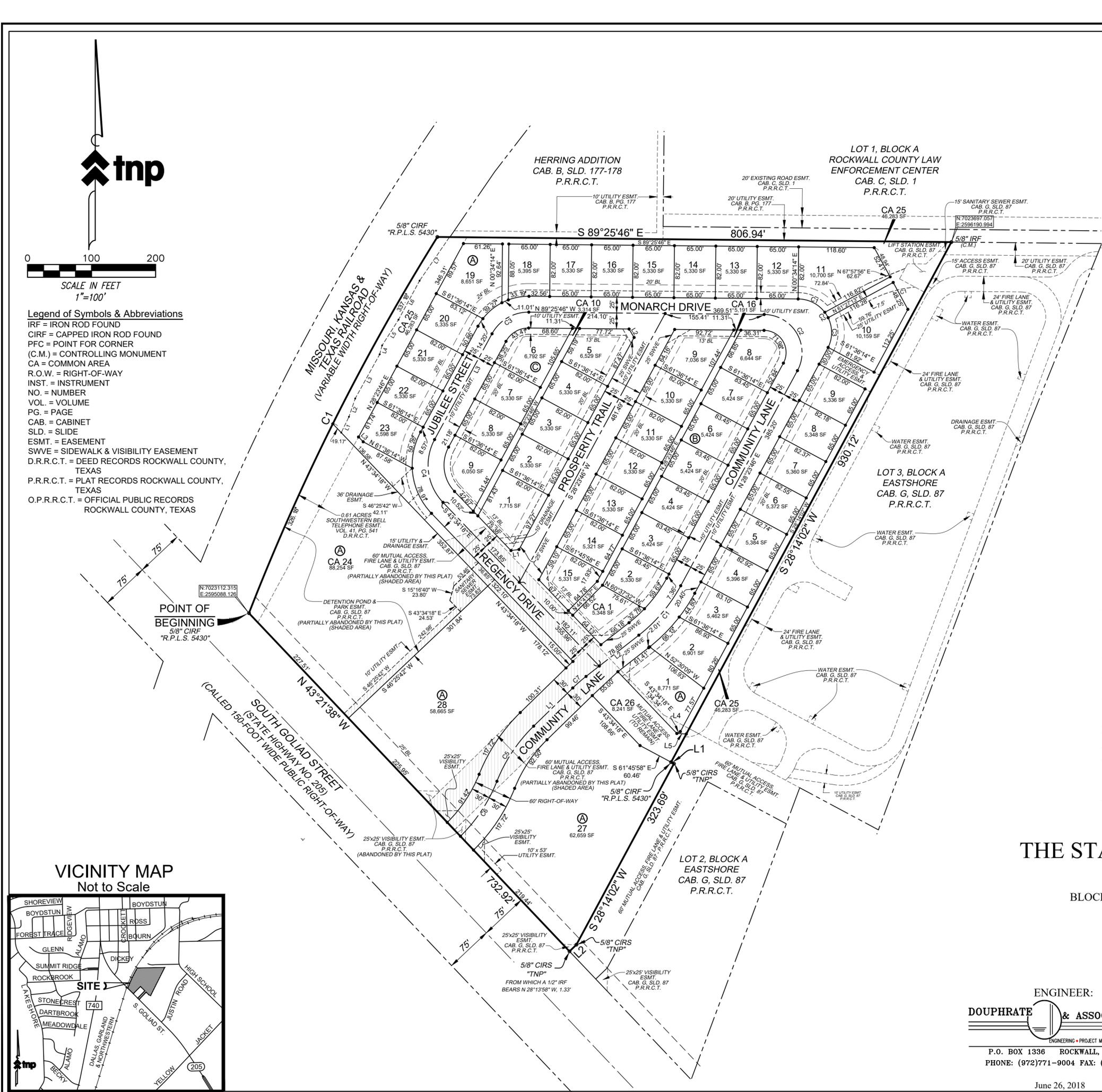
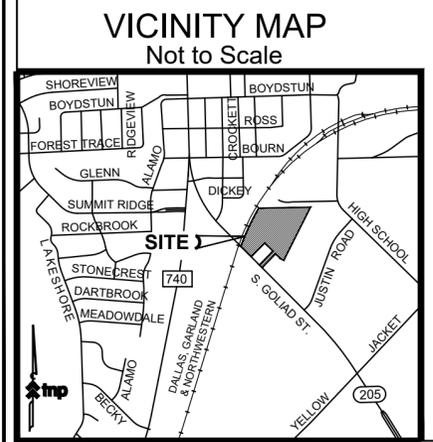
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**Legend of Symbols & Abbreviations**

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 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE					
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C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

- GENERAL NOTES:**
- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)
  - 2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 483970004L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
  - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
  - 6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
  - 7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.
  - 8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

# FINAL PLAT

## THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS  
 ON 15.826 ACRES  
 BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9  
 SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF  
 THE EASTSHORE ADDITION  
 LOTS 4, 5, 6 & 7, BLOCK A  
 AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:  
**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
 P.O. BOX 1336 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:  
 EAST SHORE JOINT VENTURE  
 5499 Glen Lakes, Suite 110  
 Dallas, Texas 75231  
 (214) 369-9066

SURVEYOR:  
**TEAGUE NALL AND PERKINS, INC.**  
 825 Waters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 (214) 461-9867  
 Contact: Jay Maddox, R.P.L.S.  
 TBPLS Registration No. 10194381  
 Project No. msm17-1887  
 Case No. P2018-019  
 Sheet 1 of 2

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

**EAST SHORE JOINT VENTURE**

Representative:

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 upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of a Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with the curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 806.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

Planning & Zoning Commission, Chairman Date
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.
This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.
Witness our hands this the \_\_\_\_ day of \_\_\_\_\_, 2018.
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
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tnp
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(214) 461-9867
Contact: Jay Maddox, R.P.L.S.
TBPLS Registration No. 10194381
Project No. msm17-1887
Case No. P2018-019
Sheet 2 of 2

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 07/16/2018

**APPLICANT:** Dub Douphrate of *Douphrate & Associates*

**AGENDA ITEM:** **P2018-019**; Final Plat: *The Standard Rockwall Addition*

---

## **SUMMARY:**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of MCP Residential, LTD for the approval of a final plat for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

## **PLAT INFORMATION:**

- The applicant is requesting approval of a final plat for 46 single-family residential lots on a 15.826-acre tract of land for the purpose of constructing an age/restricted senior living community [*i.e. The Standard Rockwall Addition*]. The development will consist of a minimum of 5,330 SF (*i.e. 65-ft x 82-ft*) lots that will incorporate front entry garages. The *subject property* is zoned Planned Development District 68 (PD-68), and is located north of the intersection of S. Goliad Street [*SH-205*] and Justin Road.
- The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2017-059*), which was approved on December 18, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- The developer is to pay pro-rata equipment fees in the amount of \$51,244.00 [*i.e. \$1,114.00 x 46 lots*] and cash-in-lieu of land fees in the amount of \$38,318.00 [*i.e. \$833.00 x 46 lots*] for a total amount of \$88,562.00. The fees will be due at final plat.
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## **RECOMMENDATIONS:**

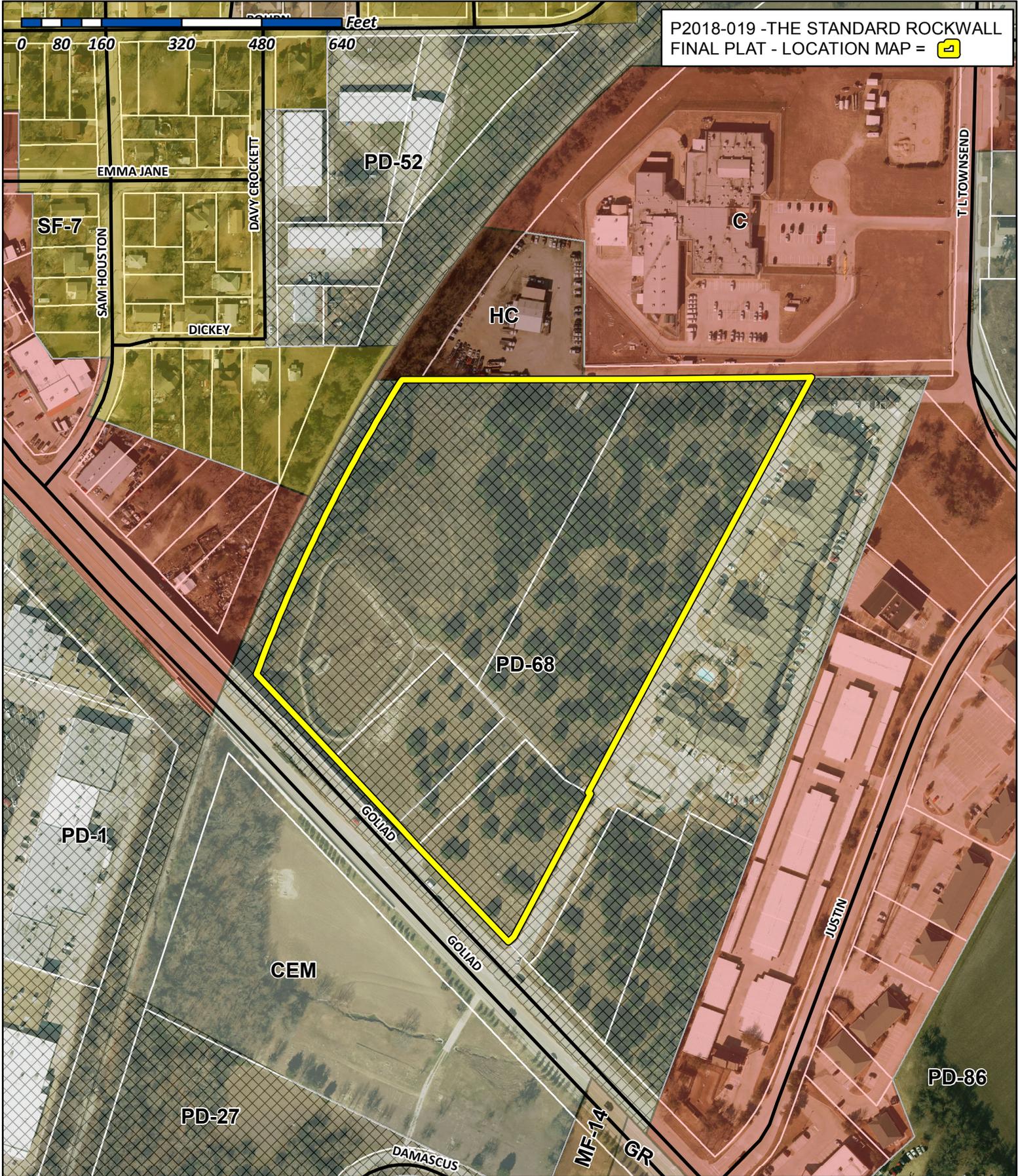
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**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On July 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent.

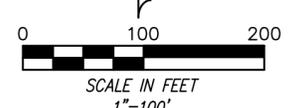


# City of Rockwall

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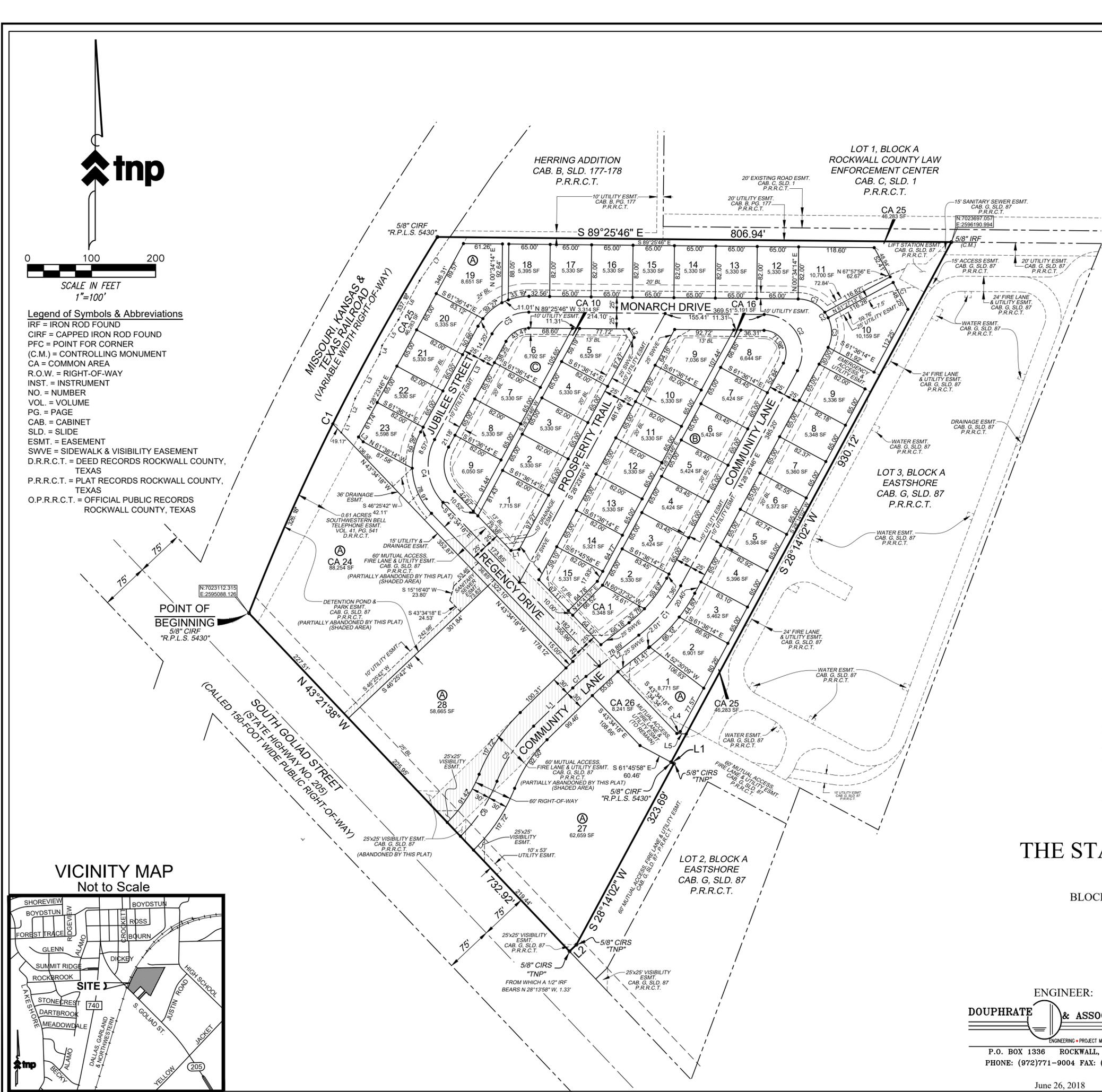
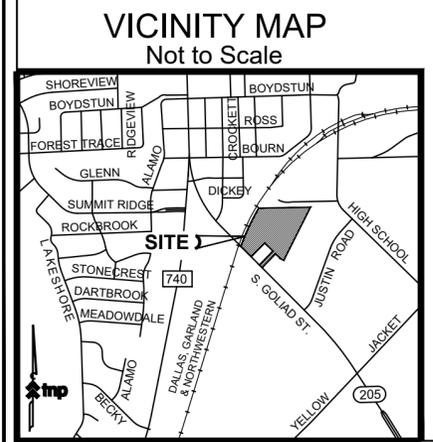
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.03'	53.00'	10°50'33"	S 31°38'39" E	10.01'
C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

- GENERAL NOTES:**
- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)
  - 2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 483970004L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
  - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
  - 6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
  - 7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.
  - 8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

# FINAL PLAT

## THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS  
 ON 15.826 ACRES  
 BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9  
 SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF  
 THE EASTSHORE ADDITION  
 LOTS 4, 5, 6 & 7, BLOCK A  
 AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:  
**DOUPHRADE & ASSOCIATES, INC.**  
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
 P.O. BOX 1336 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:  
 EAST SHORE JOINT VENTURE  
 5499 Glen Lakes, Suite 110  
 Dallas, Texas 75231  
 (214) 369-9066

SURVEYOR:  
**TEAGUE NALL AND PERKINS, INC.**  
 825 Waters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 (214) 461-9867  
 Contact: Jay Maddox, R.P.L.S.  
 TBPLS Registration No. 10194381  
 Project No. msm17-1887  
 Case No. P2018-019  
 Sheet 1 of 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

EAST SHORE JOINT VENTURE

\_\_\_\_\_  
Representative:

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 upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of a Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with the curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped"R.P.L.S. 5430" found for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 806.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

\_\_\_\_\_  
*Planning & Zoning Commission, Chairman* \_\_\_\_\_ *Date* \_\_\_\_\_

**APPROVED:**  
*I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.*

*This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.*

*Witness our hands this the \_\_\_\_ day of \_\_\_\_\_, 2018.*

\_\_\_\_\_  
*Mayor, City of Rockwall* \_\_\_\_\_ *City Secretary* \_\_\_\_\_ *City Engineer* \_\_\_\_\_

**FINAL PLAT  
THE STANDARD-ROCKWALL ADDITION**

BEING 46 SINGLE FAMILY LOTS  
ON 15.826 ACRES  
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9  
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF  
THE EASTSHORE ADDITION  
LOTS 4, 5, 6 & 7, BLOCK A  
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:  
**DOUPHRATE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:  
EAST SHORE JOINT VENTURE  
5499 Glen Lakes, Suite 110  
Dallas, Texas 75231  
(214) 369-9066

**tnp**  
SURVEYOR:  
TEAGUE NALL AND PERKINS, INC.  
825 Waters Creek Blvd., Suite M300  
Allen, Texas 75013  
(214) 461-9867  
Contact: Jay Maddox, R.P.L.S.  
TBPLS Registration No. 10194381  
Project No. msm17-1887  
Case No. P2018-019  
Sheet 2 of 2



July 17, 2018

**ATTN:** DUB DOUPHRATE  
MCP RESIDENTIAL, LTD  
2235 RIDGE ROAD,  
ROCKWALL, TX 75087

**RE: FINAL PLAT (P2018-019), The Standard Addition**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 07/16/2018. The following is a record of all recommendations, voting records and conditions of approval:

*RECOMMENDATIONS:*

*If the Planning and Zoning Commission and City Council choose to approve the final plat for The Standard Rockwall Addition, staff would recommend the following conditions:*

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) The final plat shall conform to the recommendations made by the Parks Board; and,*
- 3) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.*

*CITY COUNCIL:*

*On July 16, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Gonzales", is written over the typed name.

**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX