



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-008 P&Z DATE 1/29/19 CC DATE 2/4/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

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

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2019-002

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address SH 276

Subdivision Houser Addition

Lot 1R

Block A

General Location SH 276 east of Townsland Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Heavy Commercial

Current Use Heavy Commercial

Proposed Zoning

Proposed Use

Acreage 6.7

Lots [Current]

1

Lots [Proposed]

1

- ☐ **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 Collin - G Properties, LTD

☐ Applicant

Contact Person Gerald Houser

Contact Person

Address P.O. Box 847

Address

City, State & Zip Rockwall, Tx 75087

City, State & Zip

Phone 214-789-1880

Phone

E-Mail ghouser@gh-engineering.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

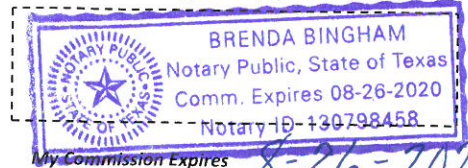
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 434.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of DECEMBER, 20 18. 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 19th day of December, 20 18.

Owner's/Applicant's Signature

Gerald Houser
Brenda Bingham

Notary Public in and for the State of Texas





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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 1/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/25/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/29/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-002
Project Name: Lot 1, Block A, Houser Addition
Project Type: PLAT
Applicant Name: COLLIN G PROPERTIES, LTD
Owner Name: COLLIN G PROPERTIES, LTD
Project Description:



RECEIPT

Project Number: P2019-002
Job Address: 1611 HWY276
ROCKWALL, TX 75032

Receipt Number: B83663

Printed: 1/22/2019 1:38 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 434.00

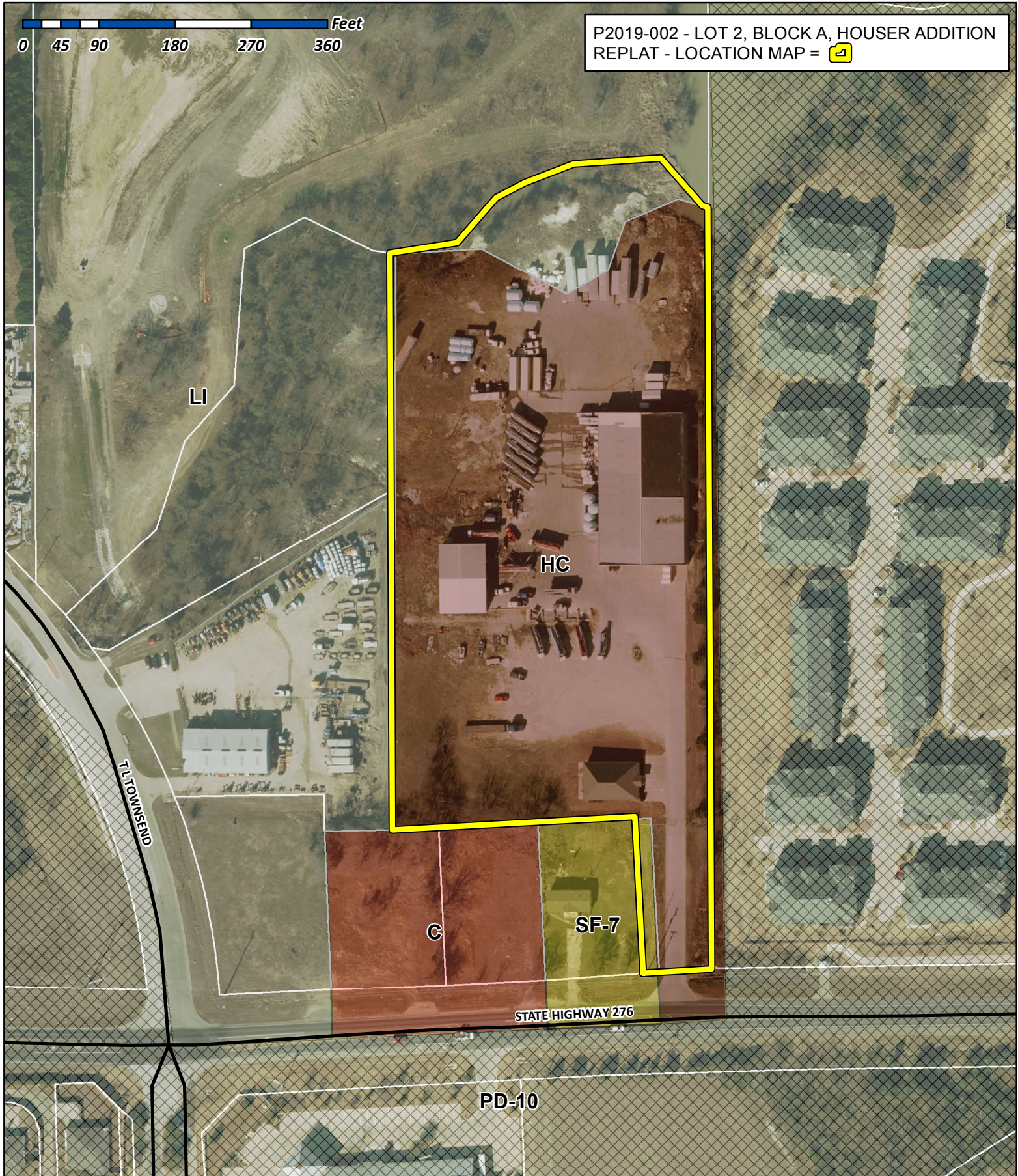
Total Fees Paid:**\$ 434.00**

Date Paid: 1/22/2019 12:00:00AM

Paid By: COLLIN G PROPERTIES, LTD

Pay Method: CHECK 2578

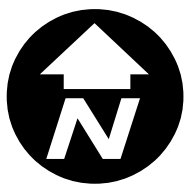
Received By: LM

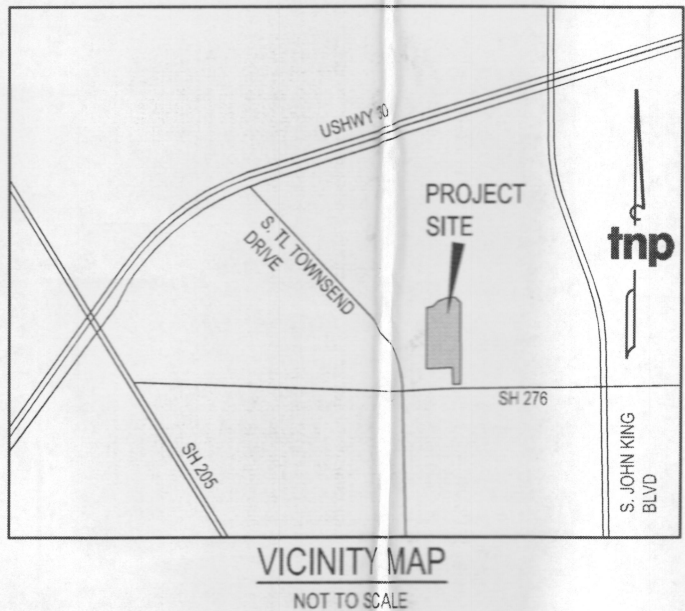
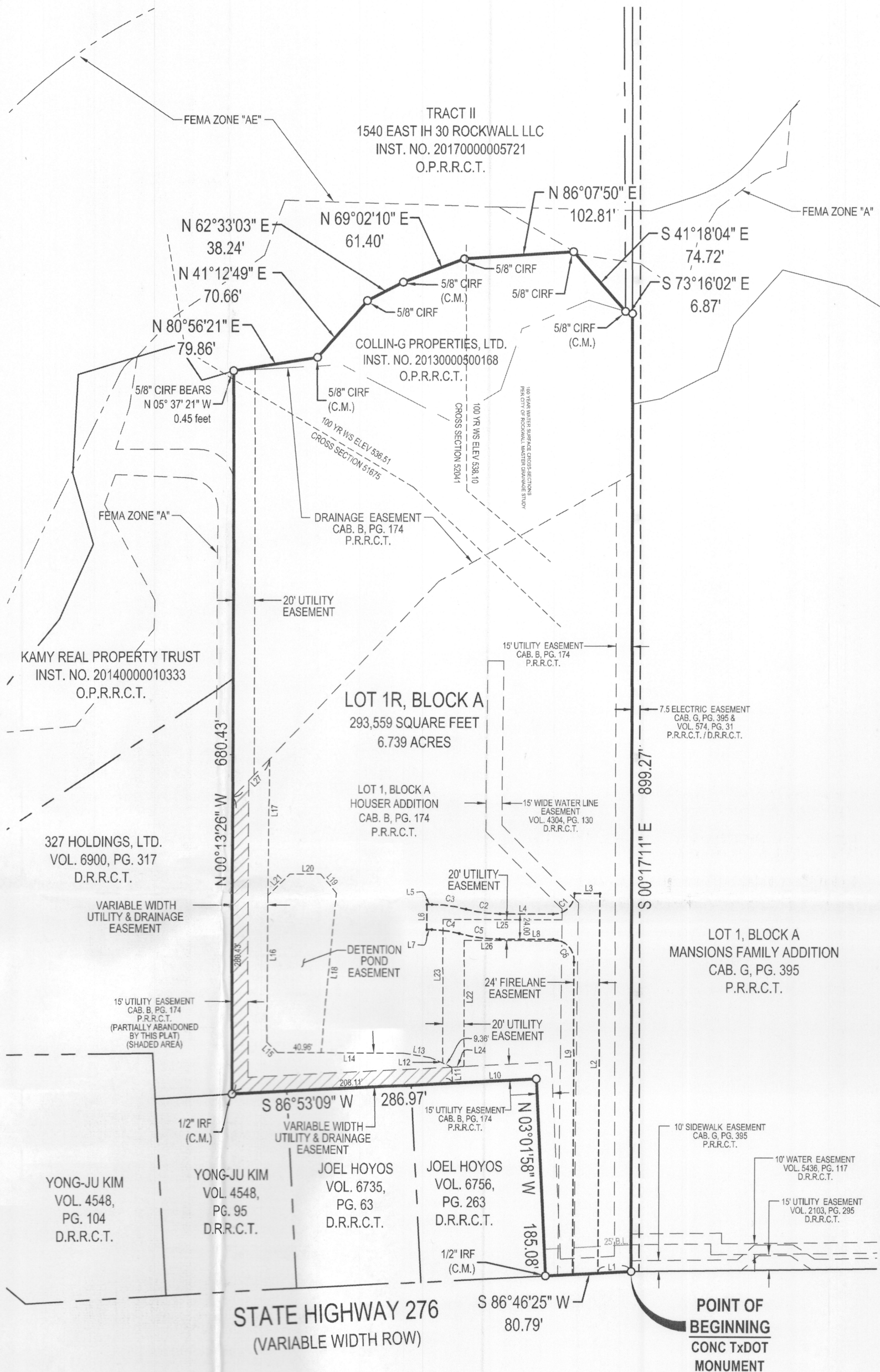


City of Rockwall

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.





- NOTES:
- 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 COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "A" AND "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD HAZARD) ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 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.
 - THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

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 **COLLIN-G PROPERTIES, LTD.**, 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 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.
- The Property Owner is responsible for all maintenance, repair, and replacement of storm drain / detention facilities in easements.

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.

COLLIN-G PROPERTIES, LTD.,

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, Collin-G Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 1, Block A, Houser Addition, an addition to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas, and all of a tract of land to Collin-G Properties as recorded in Instrument Number 20130000500168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a Concrete TxDOT Monument found lying on the Northerly Right-of-Way Line of State Highway 276, (a variable width public right-of-way) at the southwest corner of Lot 1, Block A, Mansions Family Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 395, Plat Records Rockwall County Texas and the southeast corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 46 minutes 25 seconds West along the Northerly right-of-way of said State Highway 276, a distance of 80.79 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to Joel Hoyos as recorded in Volume 6756, Page 263 of the Deed Records Rockwall County Texas, said point also being the most southerly southwest corner of said Lot 1, Block A, Houser Addition;

THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A, Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 53 minutes 09 seconds West, a distance of 286.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A, Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A, Houser Addition, passing the northeast corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 20140000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A, Houser Addition, a distance of 680.43 feet to the northwest corner of said Lot 1, Block A, Houser Addition said point also lying on the southerly line of a tract of land called Tract II to 1540 East IH 30 Rockwall LLC as recorded in Instrument Number 20170000050721 of the Official Public Records Rockwall County Texas and being the west corner of said Collin-G Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Collin-G Properties tract and said Tract II the following courses and distances:

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Collin-G Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A, Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A, Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Mansions Family Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A, Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.

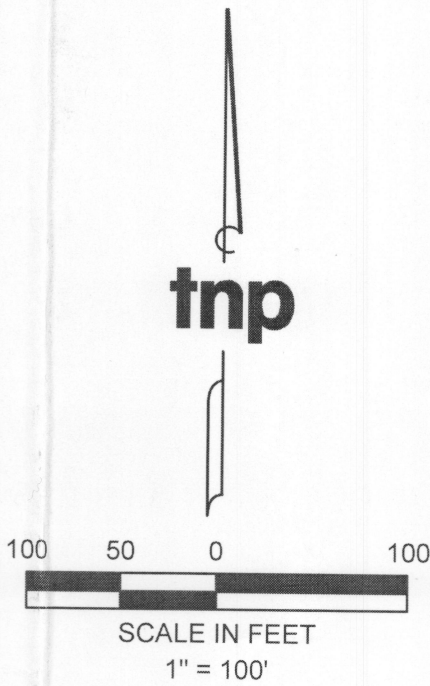
SURVEYOR'S CERTIFICATE

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



LEGEND

IRF-IRON ROD FOUND
(C.M.)-CONTROLLING MONUMENT
5/8" CIRF- 5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS"
WS ELEV- WATER SURFACE ELEVATION
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
NO.-NUMBER
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.41'	S86°46'12"W
L2	356.57'	S00°01'43"E
L3	24.00'	S89°57'09"E
L4	50.05'	S89°49'20"E
L5	4.71'	S88°49'20"E
L6	24.00'	N0°10'40"E
L7	4.71'	N89°49'20"W
L8	50.29'	N89°49'58"W
L9	293.95'	N90°00'00"W
L10	78.86'	S86°53'09"W
L11	15.00'	S03°23'13"E
L12	21.99'	N86°19'50"W
L13	25.79'	N80°36'40"W
L14	118.88'	S89°47'55"W
L15	13.96'	S45°36'22"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	138.85'	S00°09'01"W
L17	128.95'	N00°09'02"E
L18	151.78'	S05°13'08"W
L19	23.61'	S39°46'52"E
L20	28.73'	N89°46'34"E
L21	29.17'	N44°46'34"E
L22	118.07'	N00°11'18"W
L23	134.80'	N00°11'31"W
L24	11.46'	N86°53'09"E
L25	112.05'	S89°55'06"E
L26	91.85'	S89°53'13"E
L27	49.74'	N43°33'56"E

EASEMENT CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°12'19"	20.00'	N 45°04'31" E	28.33'
C2	14°57'36"	123.96'	S 82°20'32" E	32.27'
C3	14°57'36"	123.96'	S 82°20'32" E	32.27'
C4	8°51'17"	99.96'	N 79°17'23" W	15.43'
C5	14°57'36"	147.96'	N 82°20'32" W	38.52'
C6	89°47'41"	20.00'	N 44°55'29" W	28.23'

REPLAT HOUSER ADDITION LOT 1R, BLOCK A 293,559 SQUARE FEET 6.739 ACRES

BEING ALL OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF ATRACT OF LAND TO COLLIN-G PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20130000500168
SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
Rockwall, Texas 75087
Rockwall County, Texas

OWNER
COLLIN-G PROPERTIES, LTD.
P.O. Box 847
Rockwall, TX. 75087-0847
Rockwall County, Texas

PROJECT INFORMATION
Project No.: DPH 18146
Date: NOVEMBER 26, 2018
Drawn By: GS9
Scale: 1"=100'
SHEET 1 of 1



SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/29/2019

APPLICANT: Gerald Houser of *Collin-G Properties, LTD*

AGENDA ITEM: **P2019-002**; *Lot 2, Block A, Houser Addition*

SUMMARY:

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

PLAT INFORMATION:

- ☒ The objective of this request is to replat a 6.19-acre tract of land [*i.e. Lot 1, Block A, Houser Addition*] for the purpose of the replat is to establishing firelane, public access & utility easements to construct an office building. Additionally, the replat will abandon a portion of a 15-ft utility easement that is located on the southern and western property boundaries. The subject property is addressed as 1611 SH-276, and zoned Heavy Commercial (HC) District.
- ☒ On October 11, 2016, the Planning and Zoning Commission approved a site plan [*i.e. SP2016-022*] for the subject property. Additionally, the City Council approved variances and exceptions associated with the site plan on October 27, 2016.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *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 replat for *Lot 2, Block A, Houser 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) 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.

1/25/2019

City of Rockwall

Project Plan Review History



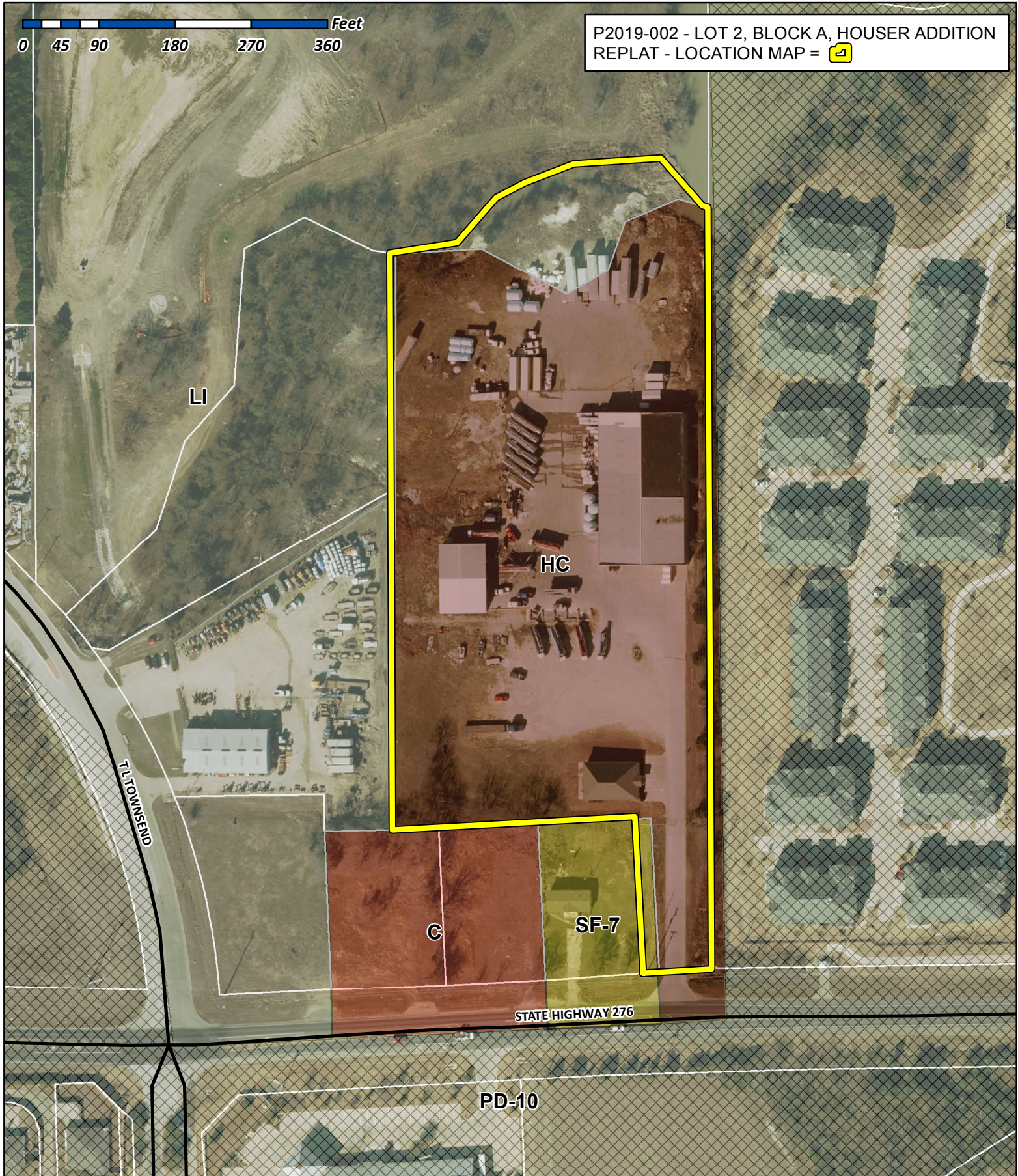
Project Number	P2019-002	Owner	COLLIN G PROPERTIES, LTD	Applied	1/8/2019	LM
Project Name	Lot 1, Block A, Houser Addition	Applicant	COLLIN G PROPERTIES, LTD	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	P&Z HEARING			Status	1/25/2019	DG

Site Address	City, State Zip	Zoning
1611 HWY276	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HOUSER ADDN	1	A	1	4007-000A-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
ENGINEERING (1/25/2019 9:56 AM SH) Must tie to point to Rockwall GPS. N: E:	Sarah Hager	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	
FIRE	Ariana Hargrove	1/8/2019	1/15/2019	1/24/2019	16	APPROVED	
GIS	Lance Singleton	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
PLANNING	David Gonzales	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	See comments

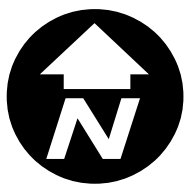
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.						
PLANNING COMMENTS - DAVID GONZALES - 01.24.2019						
The following staff comments are to be addressed and resubmitted no later than Tuesday January 5, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:						
<ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document 2. Provide a label indicating "Case No. P2019-002" on the lower right corner on all pages of the revised final plat submittal 3. Include a label on platted lot that identifies the name of the subdivision[i.e. Houser Addition] and to be located above 'Lot 2, Block A'. 4. Correct lot number on plat and title block to indicate "Lot 2" [do not use Lot 1R]. 5. Correct Title Block heading as follows: Final Plat Houser Addition Lot 2, Block A etc..... Being a replat of Lot 1, Block A, Houser Addition...etc... 6. Relabel firelane as "24-ft Firelane, Public Access, Drainage and Utility Easements" as appropriate. 7. Change all 2018 year dates to '2019'. 						
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved(by staff) prior to plat submittal on mylar for filing purposes **						
Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Scheduled Meeting Dates to Attend						
Planning - Consent Agenda: January 29, 2019 (Tuesday at 6:00p.m.)						
City Council - Consent Agenda: February 4, 2019 (Monday at 6:00 p.m.)						

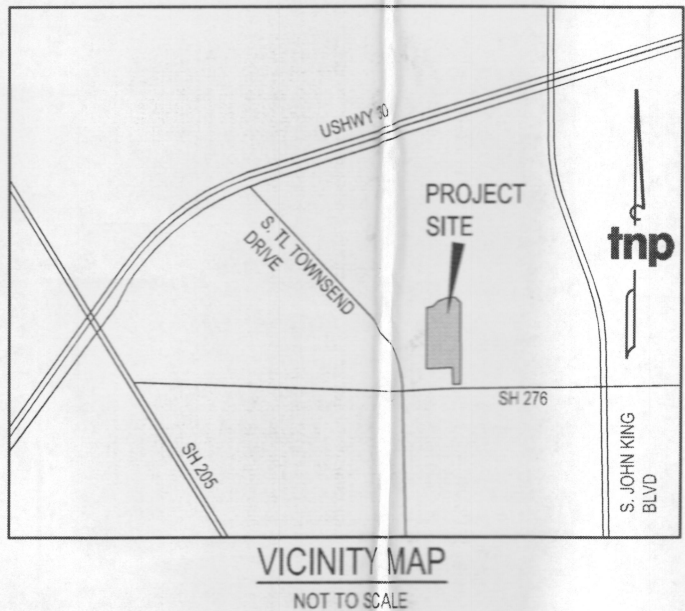
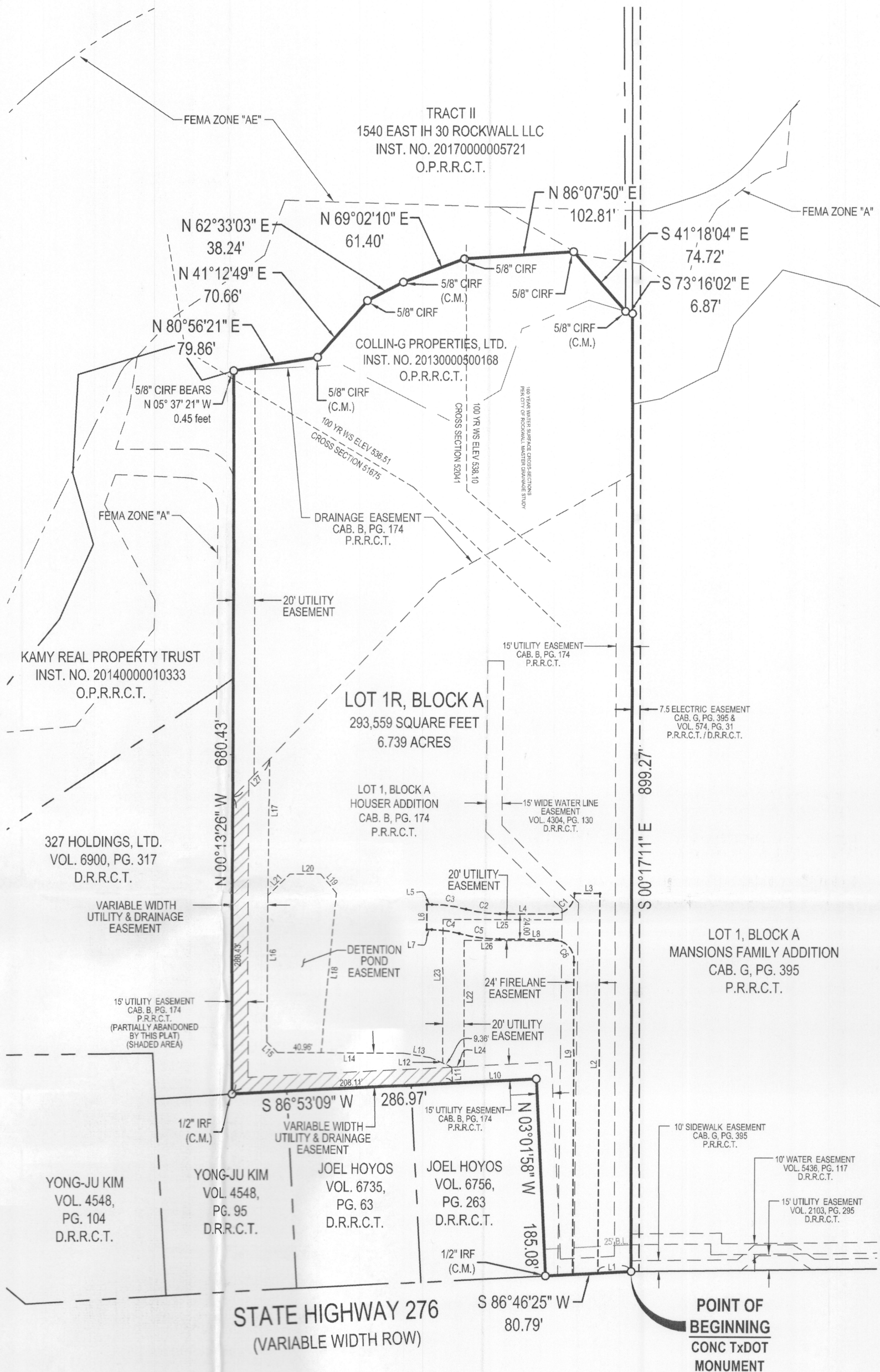


City of Rockwall

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.





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 **COLLIN-G PROPERTIES, LTD.**, 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 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.
- The Property Owner is responsible for all maintenance , repair , and replacement of storm drain / detention facilities in easements.

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.

COLLIN-G PROPERTIES, LTD.,

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, Collin-G Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 1, Block A, Houser Addition, an addition to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas, and all of a tract of land to Collin-G Properties as recorded in Instrument Number 20130000500168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a Concrete TxDOT Monument found lying on the Northerly Right-of-Way Line of State Highway 276, (a variable width public right-of-way) at the southwest corner of Lot 1, Block A, Mansions Family Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 395, Plat Records Rockwall County Texas and the southeast corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 46 minutes 25 seconds West along the Northerly right-of-way of said State Highway 276, a distance of 80.79 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to Joel Hoyos as recorded in Volume 6756, Page 263 of the Deed Records Rockwall County Texas, said point also being the most southerly southwest corner of said Lot 1, Block A, Houser Addition;

THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A, Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 53 minutes 09 seconds West, a distance of 286.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A, Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A, Houser Addition, passing the northeast corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 20140000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A, Houser Addition, a distance of 680.43 feet to the northwest corner of said Lot 1, Block A, Houser Addition said point also lying on the southerly line of a tract of land called Tract II to 1540 East IH 30 Rockwall LLC as recorded in Instrument Number 20170000050721 of the Official Public Records Rockwall County Texas and being the west corner of said Collin-G Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Collin-G Properties tract and said Tract II the following courses and distances:

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Collin-G Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A, Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A, Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Mansions Family Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A, Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.

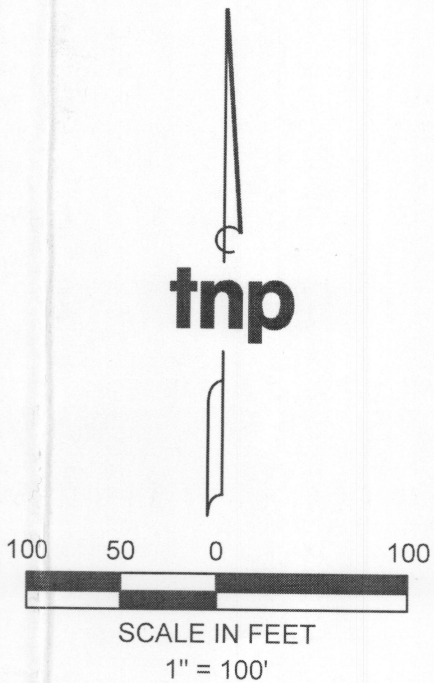
SURVEYOR'S CERTIFICATE

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



LEGEND

IRF-IRON ROD FOUND
(C.M.)-CONTROLLING MONUMENT
5/8" CIRF- 5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS"
WS ELEV- WATER SURFACE ELEVATION
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
NO.-NUMBER
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.41'	S86°46'12"W
L2	356.57'	S00°01'43"E
L3	24.00'	S89°57'09"E
L4	50.05'	S89°49'20"E
L5	4.71'	S88°49'20"E
L6	24.00'	N0°10'40"E
L7	4.71'	N89°49'20"W
L8	50.29'	N89°49'58"W
L9	293.95'	N90°00'00"W
L10	78.86'	S86°53'09"W
L11	15.00'	S03°23'13"E
L12	21.99'	N86°19'50"W
L13	25.79'	N80°36'40"W
L14	118.88'	S89°47'55"W
L15	13.96'	S45°36'22"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	138.85'	S00°09'01"W
L17	128.95'	N00°09'02"E
L18	151.78'	S05°13'08"W
L19	23.61'	S39°46'52"E
L20	28.73'	N89°46'34"E
L21	29.17'	N44°46'34"E
L22	118.07'	N00°11'18"W
L23	134.80'	N00°11'31"W
L24	11.46'	N86°53'09"E
L25	112.05'	S89°55'06"E
L26	91.85'	S89°53'13"E
L27	49.74'	N43°33'56"E

EASEMENT CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°12'19"	20.00'	N 45°04'31" E	28.33'
C2	14°57'36"	123.96'	S 82°20'32" E	32.27'
C3	14°57'36"	123.96'	S 82°20'32" E	32.27'
C4	8°51'17"	99.96'	N 79°17'23" W	15.43'
C5	14°57'36"	147.96'	N 82°20'32" W	38.52'
C6	89°47'41"	20.00'	N 44°55'29" W	28.23'

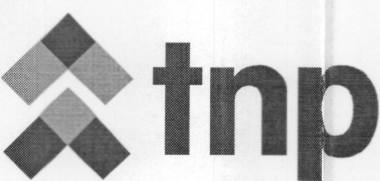
REPLAT HOUSER ADDITION LOT 1R, BLOCK A 293,559 SQUARE FEET 6.739 ACRES

BEING ALL OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF ATRACT OF LAND TO COLLIN-G PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20130000500168
SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
Rockwall, Texas 75087
Rockwall County, Texas

OWNER
COLLIN-G PROPERTIES, LTD.
P.O. Box 847
Rockwall, TX. 75087-0847
Rockwall County, Texas

PROJECT INFORMATION
Project No.: DPH 18146
Date: NOVEMBER 26, 2018
Drawn By: GS9
Scale: 1"=100'
SHEET 1 of 1



SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/04/2019

APPLICANT: Gerald Houser of *Collin-G Properties, LTD*

AGENDA ITEM: **P2019-002**; *Lot 2, Block A, Houser Addition*

SUMMARY:

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

PLAT INFORMATION:

- ☒ The objective of this request is to replat a 6.19-acre tract of land [*i.e. Lot 1, Block A, Houser Addition*] for the purpose of the replat is to establishing firelane, public access & utility easements to construct an office building. Additionally, the replat will abandon a portion of a 15-ft utility easement that is located on the southern and western property boundaries. The subject property is addressed as 1611 SH-276, and zoned Heavy Commercial (HC) District.
- ☒ On October 11, 2016, the Planning and Zoning Commission approved a site plan [*i.e. SP2016-022*] for the subject property. Additionally, the City Council approved variances and exceptions associated with the site plan on October 27, 2016.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *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*.

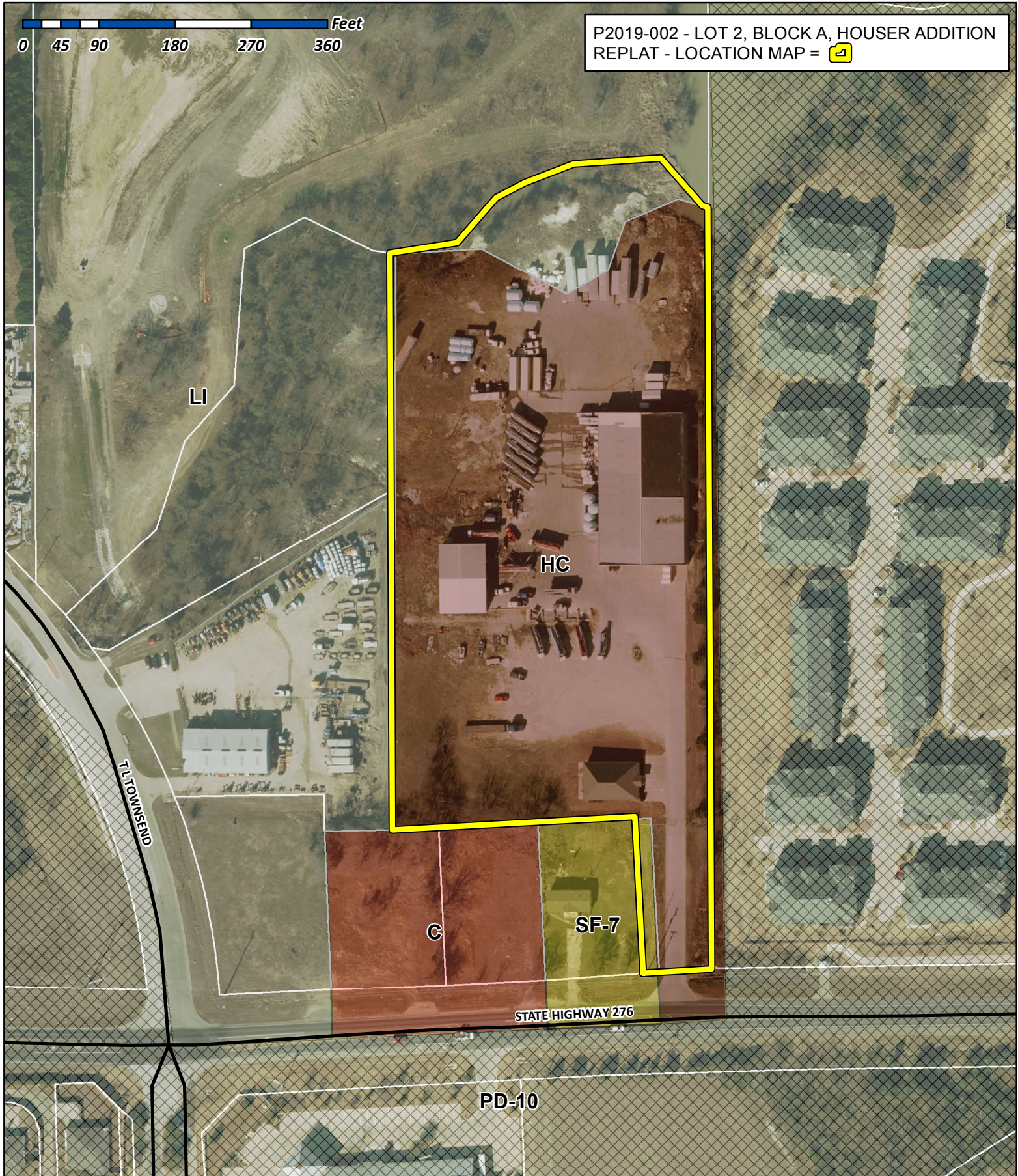
RECOMMENDATIONS:

If the City Council choses to approve the replat for *Lot 2, Block A, Houser 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) 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

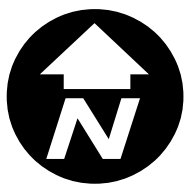
On January 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.

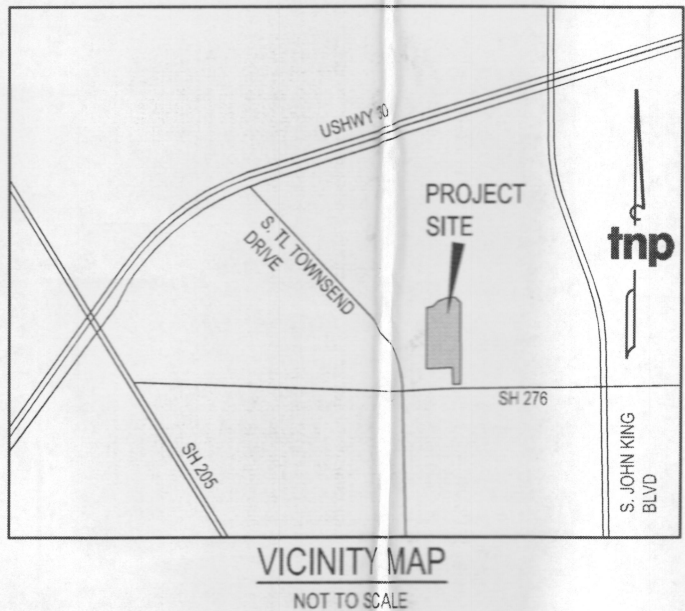
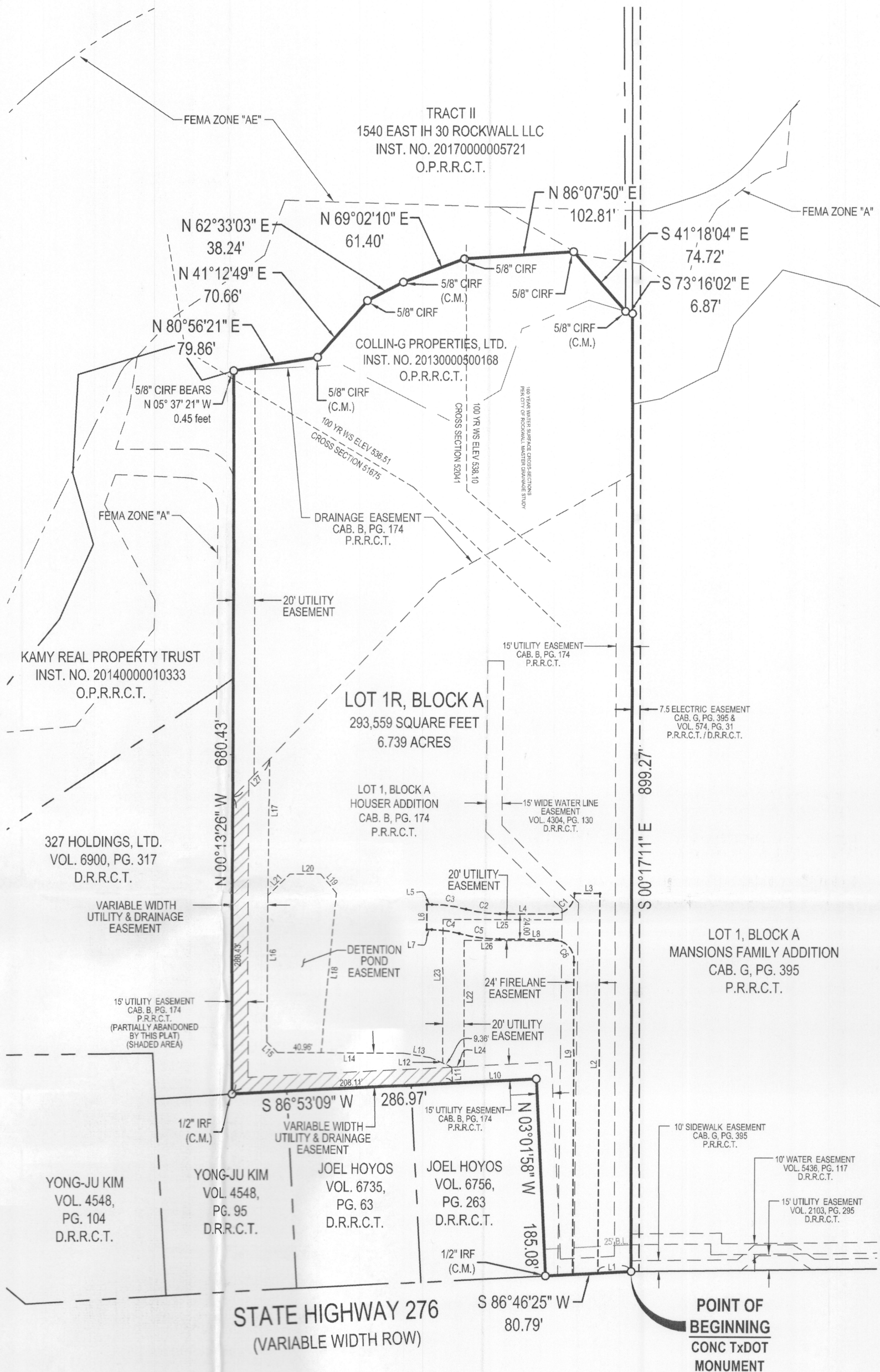


City of Rockwall

Planning & Zoning Department
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- NOTES:
- 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 COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "A" AND "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD HAZARD) ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 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.
 - THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

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 **COLLIN-G PROPERTIES, LTD.**, 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 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:

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- 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.
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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.

COLLIN-G PROPERTIES, LTD.,

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, Collin-G Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 1, Block A, Houser Addition, an addition to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas, and all of a tract of land to Collin-G Properties as recorded in Instrument Number 20130000500168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

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THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A, Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 53 minutes 09 seconds West, a distance of 286.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A, Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A, Houser Addition, passing the northeast corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 20140000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A, Houser Addition, a distance of 680.43 feet to the northwest corner of said Lot 1, Block A, Houser Addition said point also lying on the southerly line of a tract of land called Tract II to 1540 East IH 30 Rockwall LLC as recorded in Instrument Number 20170000050721 of the Official Public Records Rockwall County Texas and being the west corner of said Collin-G Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Collin-G Properties tract and said Tract II the following courses and distances:

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Collin-G Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A, Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A, Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Mansions Family Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A, Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.

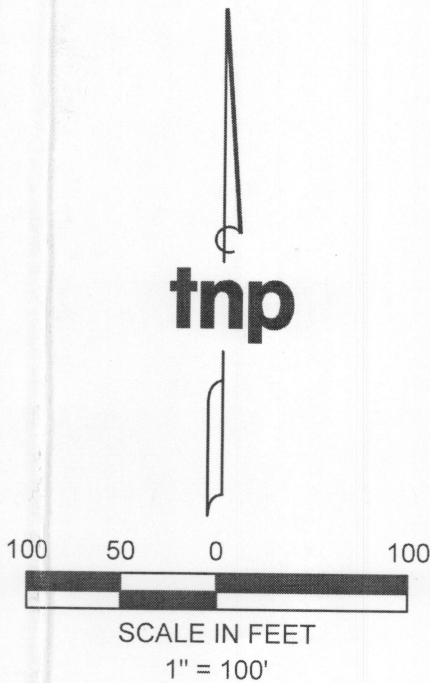
SURVEYOR'S CERTIFICATE

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



LEGEND

IRF-IRON ROD FOUND
(C.M.)-CONTROLLING MONUMENT
5/8" CIRF- 5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS"
WS ELEV- WATER SURFACE ELEVATION
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
NO.-NUMBER
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.41'	S86°46'12"W
L2	356.57'	S00°01'43"E
L3	24.00'	S89°57'09"E
L4	50.05'	S89°49'20"E
L5	4.71'	S88°49'20"E
L6	24.00'	N0°10'40"E
L7	4.71'	N89°49'20"W
L8	50.29'	N89°49'58"W
L9	293.95'	N90°00'00"W
L10	78.86'	S86°53'09"W
L11	15.00'	S03°23'13"E
L12	21.99'	N86°19'50"W
L13	25.79'	N80°36'40"W
L14	118.88'	S89°47'55"W
L15	13.96'	S45°36'22"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	138.85'	S00°09'01"W
L17	128.95'	N00°09'02"E
L18	151.78'	S05°13'08"W
L19	23.61'	S39°46'52"E
L20	28.73'	N89°46'34"E
L21	29.17'	N44°46'34"E
L22	118.07'	N00°11'18"W
L23	134.80'	N00°11'31"W
L24	11.46'	N86°53'09"E
L25	112.05'	S89°55'06"E
L26	91.85'	S89°53'13"E
L27	49.74'	N43°33'56"E

EASEMENT CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°12'19"	20.00'	N 45°04'31" E	28.33'
C2	14°57'36"	123.96'	S 82°20'32" E	32.27'
C3	14°57'36"	123.96'	S 82°20'32" E	32.27'
C4	8°51'17"	99.96'	N 79°17'23" W	15.43'
C5	14°57'36"	147.96'	N 82°20'32" W	38.52'
C6	89°47'41"	20.00'	N 44°55'29" W	28.23'

REPLAT HOUSER ADDITION LOT 1R, BLOCK A 293,559 SQUARE FEET 6.739 ACRES

BEING ALL OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF ATRACT OF LAND TO COLLIN-G PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20130000500168
SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
Rockwall, Texas 75087
Rockwall County, Texas

OWNER
COLLIN-G PROPERTIES, LTD.
P.O. Box 847
Rockwall, TX. 75087-0847
Rockwall County, Texas

PROJECT INFORMATION
Project No.: DPH 18146
Date: NOVEMBER 26, 2018
Drawn By: GS9
Scale: 1"=100'
SHEET 1 of 1



SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



February 11, 2019

ATTN: GERALD HOUSER
COLLIN G PROPERTIES, LTD
P.O. BOX 847,
ROCKWALL, TX 75087

RE: REPLAT PLAT (P2019-002), Lot 1, Block A, Houser 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 02/04/2019. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the City Council choses to approve the replat for Lot 2, Block A, Houser 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) 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.

CITY COUNCIL:

On February 4, 2019, the City Council's motion to approve the replat 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 if the plat is filed between September 1st to December 31st, you will need to include a tax receipt along with the tax certificates. This will incur an additional \$4 fee for each tax receipt.**



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,

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX