



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-014 P&Z DATE 04/14/20 CC DATE 05/04/20 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

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

### SITE PLAN APPLICATION

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

### PLATTING APPLICATION

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

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

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<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> (300+20\*2.893=\$357.86)
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2620 SUNSET RIDGE DRIVE**

Subdivision **HARBOR DISTRICT ADDITION** Lot **1** Block **B**

General Location **AT THE NORTHWEST CORNER OF SUNSET RIDGE AND HARBOR HEIGHTS DRIVE**

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

Current Zoning **PD-32** Current Use **NONE**

Proposed Zoning **PD-32** Proposed Use **RESTAURANT AND RETAIL**

Acreage **2.893** Lots [Current] **1** Lots [Proposed] **1**

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<b>101 HUBBARD DR, LLC</b>	<input checked="" type="checkbox"/> Applicant	<b>TEAGUE, NALL AND PERKINS, INC.</b>
Contact Person	<b>DAN BOBST</b>	Contact Person	<b>CAMERON SLOWN</b>
Address	<b>2701 SUNSET RIDGE DR SUITE 610</b>	Address	<b>825 WATTERS CREEK BLVD. SUITE M300</b>
City, State & Zip	<b>ROCKWALL, TX 75032</b>	City, State & Zip	<b>ALLEN, TX 75013</b>
Phone		Phone	<b>817-889-5050</b>
E-Mail	<b>DWBOBST@TRENDHR.COM</b>	E-Mail	<b>CSLOWN@TNPINC.COM</b>

## NOTARY VERIFICATION [REQUIRED]

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

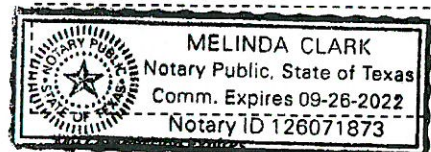
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 357.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of March, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

*[Signature of D.W. Bobst]*  
*[Signature of Melinda Clark]*







## **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:** 3/20/2020

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

**Project Number:** P2020-014  
**Project Name:** Lot 2, Block B, Harbor District Addition  
**Project Type:** PLAT  
**Applicant Name:** CAMERON SLOWN  
**Owner Name:** DAN BOBST  
**Project Description:**



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<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> (300+20\*2.893=\$357.86)
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

#### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2620 SUNSET RIDGE DRIVE**

Subdivision **HARBOR DISTRICT ADDITION** Lot **1** Block **B**

General Location **AT THE NORTHWEST CORNER OF SUNSET RIDGE AND HARBOR HEIGHTS DRIVE**

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

Current Zoning **PD-32** Current Use **NONE**

Proposed Zoning **PD-32** Proposed Use **RESTAURANT AND RETAIL**

Acreage **2.893** Lots [Current] **1** Lots [Proposed] **1**

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<b>101 HUBBARD DR, LLC</b>	<input checked="" type="checkbox"/> Applicant	<b>TEAGUE, NALL AND PERKINS, INC.</b>
Contact Person	<b>DAN BOBST</b>	Contact Person	<b>CAMERON SLOWN</b>
Address	<b>2701 SUNSET RIDGE DR SUITE 610</b>	Address	<b>825 WATTERS CREEK BLVD. SUITE M300</b>
City, State & Zip	<b>ROCKWALL, TX 75032</b>	City, State & Zip	<b>ALLEN, TX 75013</b>
Phone		Phone	<b>817-889-5050</b>
E-Mail	<b>DWBOBST@TRENDHR.COM</b>	E-Mail	<b>CSLOWN@TNPINC.COM</b>

## NOTARY VERIFICATION [REQUIRED]

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

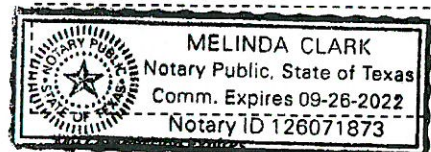
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 357.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of March, 20 20.

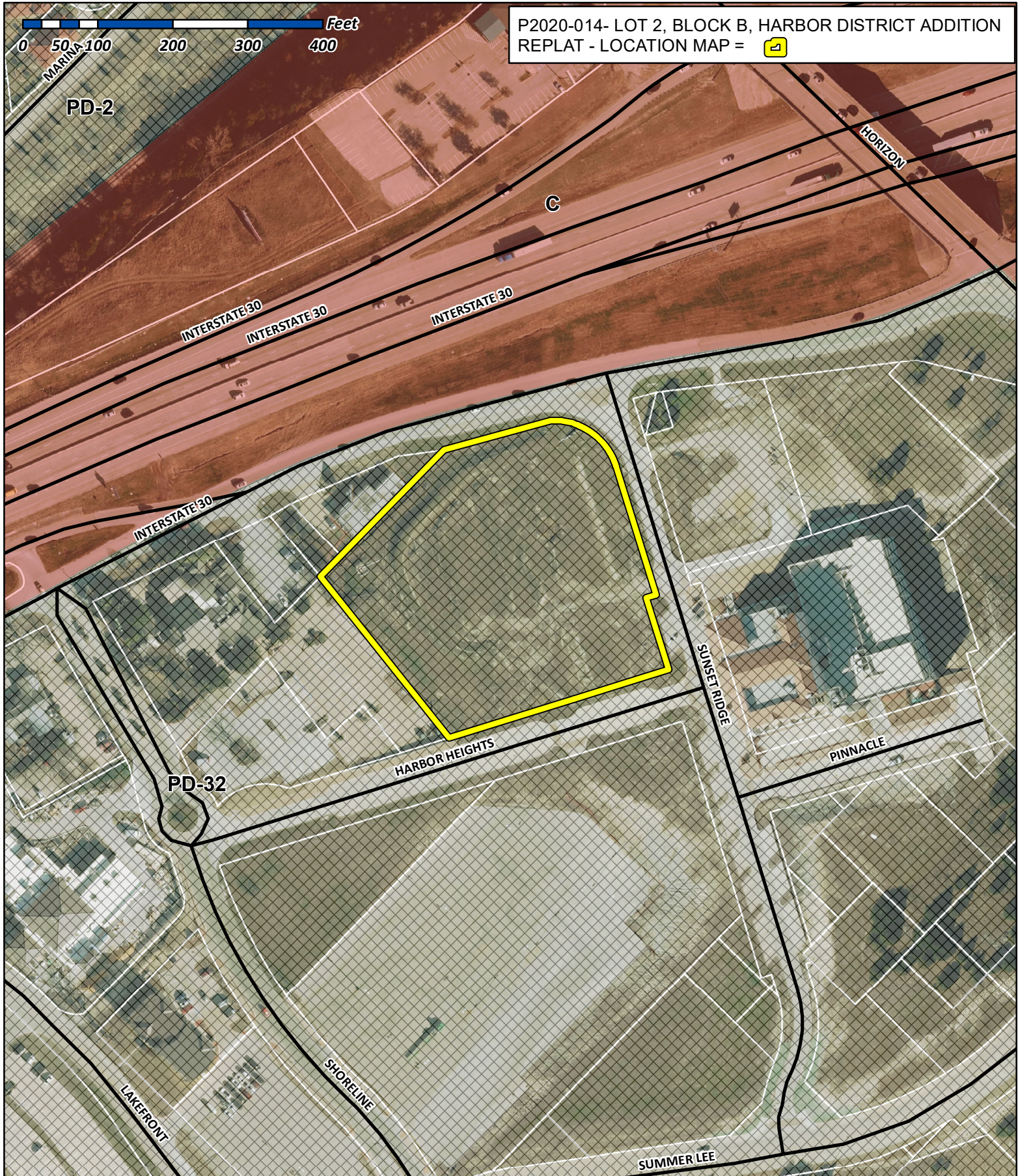
Owner's Signature

Notary Public in and for the State of Texas

*[Signature of D.W. Bobst]*  
*[Signature of Melinda Clark]*



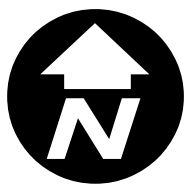




## City of Rockwall

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







GENERAL NOTES:

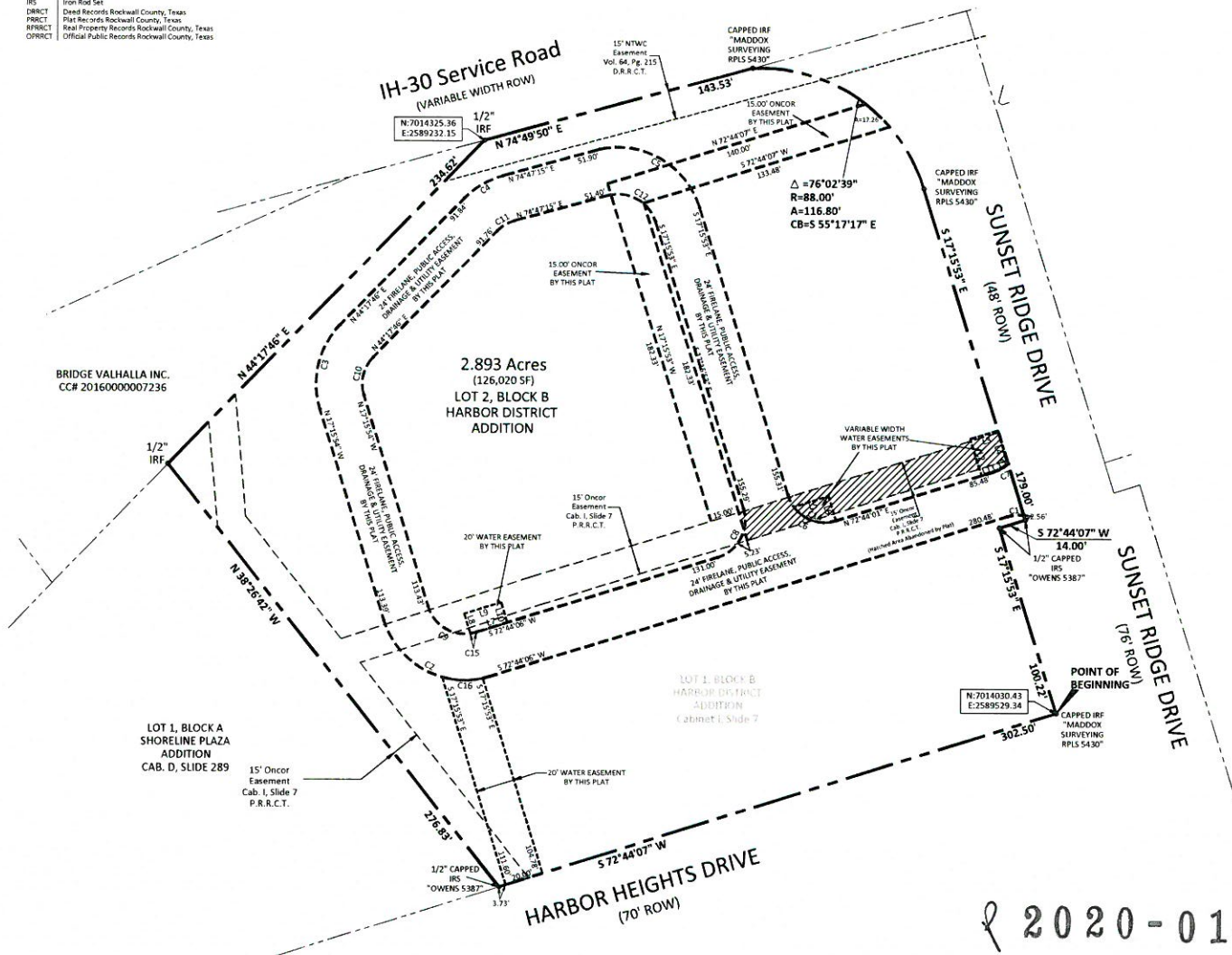
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such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

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

Basis of Bearings: Bearings are based on those cited on plat of Lot 1, Block B, Harbor District Addition recorded in Cabinet I, Slide 7, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRCCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	24°30'47"	20.50'	61.84'	S 84°59'31" E
C2	90°00'00"	44.00'	69.12'	S 62°15'5" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
C4	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.50'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	13.49'	S 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" W

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
101 HUBBARD DR LLC  
2701 Sunset Ridge Dr  
Suite 610  
Rockwall, TX 75087

Engineer:  
TNP  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
972-461-9867  
cjohnson@tnpinc.com

Scale: 1" = 40'	Checked By: F.R. Owens
Date: February 6, 2020	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: HARSCH LOT 2 BUK D
Drawn By: Bedford/Spradling	Job. No. 400-022
	GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 www.abedfordgroup.com abedfordgroup.com

Sheet:  
1  
of: 2

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS 101 HUBBARD DRIVE LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, SOUTH 72°44'07" WEST a distance of 302.50 feet to a ½ inch iron rod "OWENS 5387" set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, NORTH 38°26'42" WEST a distance of 276.83 feet to a ½ inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 2016000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, NORTH 44°17'46" EAST a distance of 234.62 feet to a ½ inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50" EAST a distance of 143.53 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17" East;

ALONG said curve to the right through a central angle of 76°02'39" for an arch length of 116.80 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

SOUTH 17°15'53" EAST a distance of 179.00 feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 72°44'07" WEST a distance of 14.00 feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 17°15'53" EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.893 acres or 126,020 square feet of land more or less.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor, City of Rockwall City Secretary City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, 101 HUBBARD DRIVE LLC, the undersigned owner of the land shown on this plat, and designated herein as the HARBOR DISTRICT ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARBOR DISTRICT ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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

101 HUBBARD DRIVE LLC

Name:

Title:

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

Case No.: P \_\_\_\_\_

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DRIVE LLC  
2781 Sunset Ridge Dr.  
Suite 110  
Rockwall, TX 75087  
Engineer: FRANK R. OWENS  
825 Watters Creek Blvd., Suite 1000  
Allen, Texas 75013  
972-441-9887  
cfo@ajbedfordgroup.com

Scale: 1" = 40'  
Date: February 6, 2020  
Technician: Bedford/Spradling  
Drawn By: Bedford/Spradling  
GF No. \_\_\_\_\_  
Checked By: F.R. Owens  
P.C.: Over/Spradling  
File: HARBOR LOT 2 BLOCK B  
Job No. 400-022

301 N. Alamo Rd. • Rockwall, Texas 75087  
(972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:  
2  
Of: 2

**AJ Bedford Group, Inc.**

Registered Professional Land Surveyors

TBPLS REG#10118200

2020-014

## Polyline Report

Wed Mar 18 10:35:09 2020

Northing	Easting	Bearing	Distance
7013670.51	2590513.81		
		S 72°44'07" W	302.50
7013580.74	2590224.94		
		N 38°26'42" W	276.83
7013797.55	2590052.82		
		N 44°17'46" E	234.62
7013965.48	2590216.67		
		N 74°49'50" E	143.53
7014003.04	2590355.20		
Radius: 88.00	Chord: 108.41	Degree: 65°06'32"	Dir: Right
Length: 116.80	Delta: 76°02'39"	Tangent: 68.81	
Chord BRG: S 55°17'17" E	Rad-In: S 03°18'37" E	Rad-Out: S 72°44'03" W	
Radius Point: 7013915.18,	2590360.28		
7013941.30	2590444.32		
		S 17°15'53" E	179.00
7013770.37	2590497.44		
		S 72°44'07" W	14.00
7013766.21	2590484.07		
		S 17°15'53" E	100.22
7013670.51	2590513.82		

Closure Error Distance&gt; 0.0071 Error Bearing&gt; N 15°46'58" W

Closure Precision&gt; 1 in 193654.2 Total Distance&gt; 1367.50

Polyline Area: 126020 sq ft, 2.8930 acres





## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

TO: Planning and Zoning Commission

DATE: April 14, 2020

APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*

CASE NUMBER: P2020-014.; *Lot 2, Block B, Harbor District Addition*

---

#### SUMMARY

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Dan Bobst of 101 Hubbard Dr., LLC for the approval of a Replat for Lot 2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.

#### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) for purpose of abandoning a water easement in the southeast quadrant of the lot, and to establish the necessary easements (*i.e. 24-foot firelane, detention, drainage, and utility easements*) for the construction of a restaurant and retail development within the *Hillside Sub-District* of Planned Development District 32 (PD-32).
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by Ordinance No. 03-08 [*Case No. PZ2002-095-01*]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*, which established a concept plan and development standards for PD-32. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan with waivers for the subject property. On July 1, 2019, the City Council approved *Ordinance No. 19-25*, which amended the PD Development Plan by including additional buildings and a central green space for the subject property. On September 10, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-037*] and associated variances for the restaurant and retail center proposed for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 2, Block B, Harbor District Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) The Parks and Recreation Board shall review the private park/open space amenity package and make recommendations in conjunction with the approval of the final plat; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



4/8/2020

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	P2020-014	<b>Owner</b>	DAN BOBST	<b>Applied</b>	3/20/2020	AG
<b>Project Name</b>	Lot 2, Block B, Harbor District Addition	<b>Applicant</b>	CAMERON SLOWN	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	REPLAT			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
2620 SUNSET RIDGE	ROCKWALL, TX 75032	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
SHORELINE PLAZA ADDITION	1	B	1	3812-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 2:18 PM SJ) M - Remove the comment "By this plat" for all easements being established.	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	Remove "by this plat"
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:31 PM DG)						
P2020-014; Replat for Lot 2 Block B, Harbor District Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lot2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH30 Frontage Road						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-014) in the lower right-hand corner of all pages of all revised plan submittals. [§01.02(D), Art. 11, UDC]						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, MunicipalCode of Ordinances]						
I.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.10 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested						
M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.12 The Planning and Zoning Work Meeting will be held on April 14, 2020.						
I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.						
I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<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> (300+20\*2.893=\$357.86)
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

#### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2620 SUNSET RIDGE DRIVE**

Subdivision **HARBOR DISTRICT ADDITION** Lot **1** Block **B**

General Location **AT THE NORTHWEST CORNER OF SUNSET RIDGE AND HARBOR HEIGHTS DRIVE**

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

Current Zoning **PD-32** Current Use **NONE**

Proposed Zoning **PD-32** Proposed Use **RESTAURANT AND RETAIL**

Acreage **2.893** Lots [Current] **1** Lots [Proposed] **1**

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<b>101 HUBBARD DR, LLC</b>	<input checked="" type="checkbox"/> Applicant	<b>TEAGUE, NALL AND PERKINS, INC.</b>
Contact Person	<b>DAN BOBST</b>	Contact Person	<b>CAMERON SLOWN</b>
Address	<b>2701 SUNSET RIDGE DR SUITE 610</b>	Address	<b>825 WATTERS CREEK BLVD. SUITE M300</b>
City, State & Zip	<b>ROCKWALL, TX 75032</b>	City, State & Zip	<b>ALLEN, TX 75013</b>
Phone		Phone	<b>817-889-5050</b>
E-Mail	<b>DWBOBST@TRENDHR.COM</b>	E-Mail	<b>CSLOWN@TNPINC.COM</b>

## NOTARY VERIFICATION [REQUIRED]

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

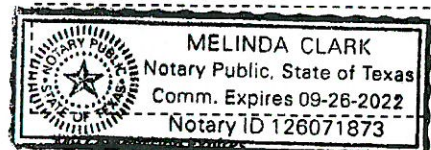
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 357.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of March, 20 20.

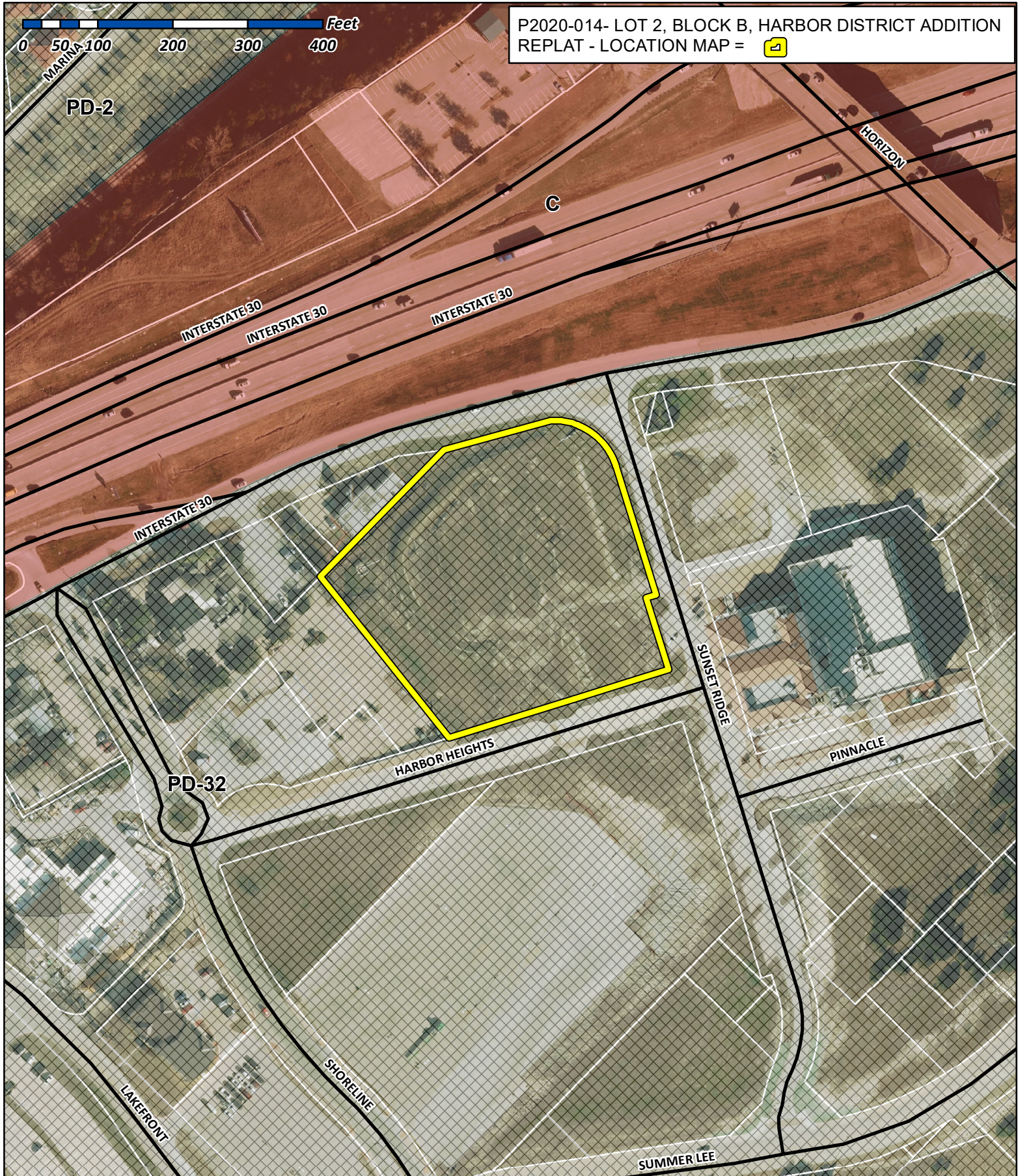
Owner's Signature

Notary Public in and for the State of Texas

*[Signature of D.W. Bobst]*  
*[Signature of Melinda Clark]*



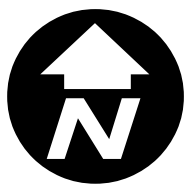




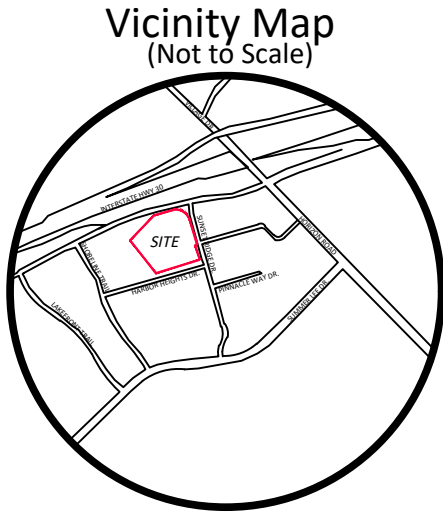
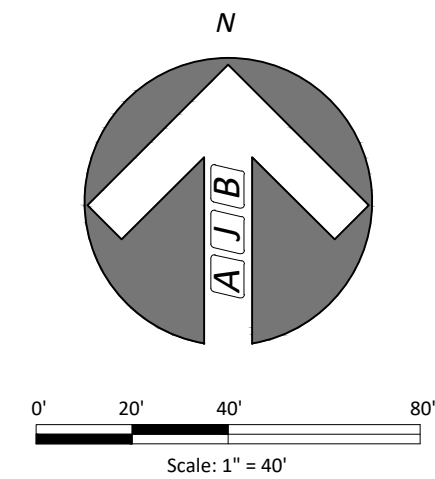
## City of Rockwall

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







GENERAL NOTES:

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

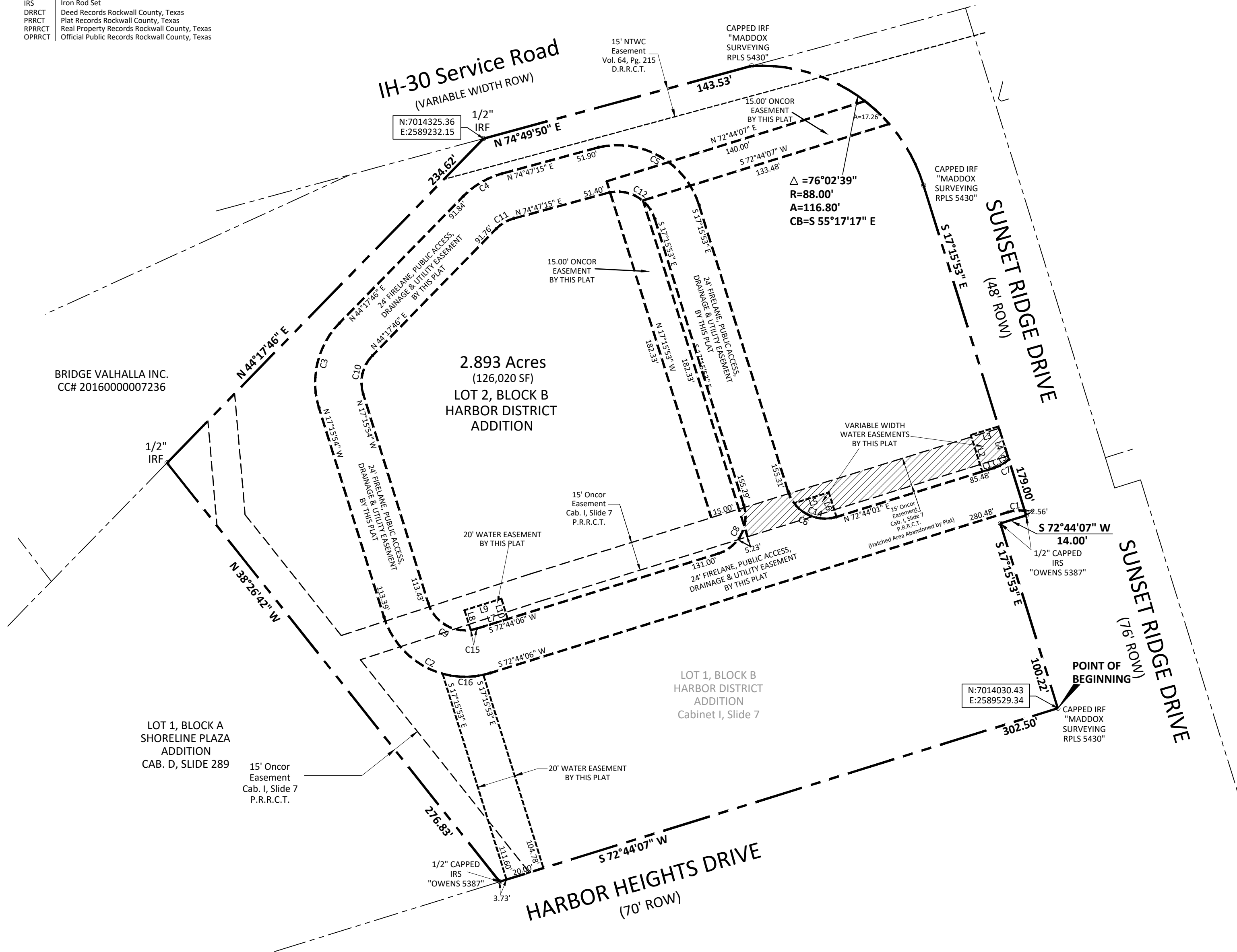
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Lot 1, Block B, Harbor District Addition recorded in Cabinet I, Slide 7, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	24°30'47"	20.50'	8.77'	N 84°59'31" E
C2	90°00'00"	44.00'	69.12'	S 62°15'54" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
C4	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.00'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	21.49'	N 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" E

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P \_\_\_\_\_

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
101 HUBBARD DR LLC  
2701 Sunset Ridge Dr.  
Suite 610  
Rockwall, TX 75082

Engineer:  
TNP  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
972-461-9867  
cslown@tnpinc.com

Scale: 1" = 40'

Date: February 6, 2020

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. Owens

P.C.: Cryer/Spradling

File: HARBOR LOT 2 BLK B

Job. No. 400-022

GF No.

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

Sheet:  
1  
Of: 2

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS 101 HUBBARD DRIVE LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, SOUTH 72°44'07” WEST a distance of 302.50 feet to a ½ inch iron rod “OWENS 5387” set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, NORTH 38°26'42” WEST a distance of 276.83 feet to a ½ inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 20160000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, NORTH 44°17'46” EAST a distance of 234.62 feet to a ½ inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50” EAST a distance of 143.53 feet to a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17” East;

ALONG said curve to the right through a central angle of 76°02'39” for an arch length of 116.80 feet to a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

- SOUTH 17°15'53” EAST a distance of 179.00 feet to a ½ inch capped iron rod “OWENS 5387” set for corner;
- SOUTH 72°44'07” WEST a distance of 14.00 feet to a ½ inch capped iron rod “OWENS 5387” set for corner;
- SOUTH 17°15'53” EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.893 acres or 126,020 square feet of land more or less.

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

We, 101 HUBBARD DRIVE LLC, the undersigned owner of the land shown on this plat, and designated herein as the HARBOR DISTRICT ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARBOR DISTRICT ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 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;

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.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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

101 HUBBARD DRIVE LLC

Name:  
Title:

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.  
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

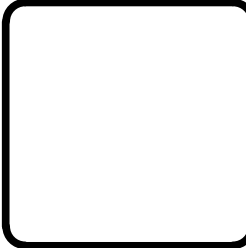
Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

Case No.: P \_\_\_\_\_

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DR LLC  
2701 Sunset Ridge Dr.  
Suite 610  
Rockwall, TX 75032  
Engineer: TNP  
925 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
972-461-9867  
cslown@tnpinc.com



Scale: 1" = 40'  
Date: February 6, 2020  
Technician: Bedford/Spradling  
Drawn By: Bedford/Spradling

Checked By: F.R. Owens  
P.C.: Cryer/Spradling  
File: HARBOR LOT 2 BLK B  
Job. No. 400-022  
GF No.

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

Sheet: 2  
Of: 2



TBPLS REG#10118200





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

TO: Mayor and City Council  
DATE: April 20, 2020  
APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*  
CASE NUMBER: P2020-014.; *Lot 2, Block B, Harbor District Addition*

---

### SUMMARY

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Dan Bobst of 101 Hubbard Dr., LLC for the approval of a Replat for Lot 2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) for purpose of abandoning a water easement in the southeast quadrant of the lot, and to establish the necessary easements (*i.e. 24-foot firelane, detention, drainage, and utility easements*) for the construction of a restaurant and retail development within the *Hillside Sub-District* of Planned Development District 32 (PD-32).
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by Ordinance No. 03-08 [Case No. PZ2002-095-01]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by Ordinance No. 10-21, which established a concept plan and development standards for PD-32. On November 17, 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan with waivers for the subject property. On July 1, 2019, the City Council approved Ordinance No. 19-25, which amended the PD Development Plan by including additional buildings and a central green space for the subject property. On September 10, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-037*] and associated variances for the restaurant and retail center proposed for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 2, Block B, Harbor District Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state

#### **PLANNING AND ZONING COMMISSION**

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

4/8/2020

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	P2020-014	<b>Owner</b>	DAN BOBST	<b>Applied</b>	3/20/2020	AG
<b>Project Name</b>	Lot 2, Block B, Harbor District Addition	<b>Applicant</b>	CAMERON SLOWN	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	REPLAT			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
2620 SUNSET RIDGE	ROCKWALL, TX 75032	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
SHORELINE PLAZA ADDITION	1	B	1	3812-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 2:18 PM SJ) M - Remove the comment "By this plat" for all easements being established.	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	Remove "by this plat"
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:31 PM DG)						
P2020-014; Replat for Lot 2 Block B, Harbor District Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lot2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH30 Frontage Road						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-014) in the lower right-hand corner of all pages of all revised plan submittals. [§01.02(D), Art. 11, UDC]						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, MunicipalCode of Ordinances]						
I.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.10 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested						
M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.12 The Planning and Zoning Work Meeting will be held on April 14, 2020.						
I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.						
I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<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> (300+20\*2.893=\$357.86)
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

#### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2620 SUNSET RIDGE DRIVE**

Subdivision **HARBOR DISTRICT ADDITION** Lot **1** Block **B**

General Location **AT THE NORTHWEST CORNER OF SUNSET RIDGE AND HARBOR HEIGHTS DRIVE**

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

Current Zoning **PD-32** Current Use **NONE**

Proposed Zoning **PD-32** Proposed Use **RESTAURANT AND RETAIL**

Acreage **2.893** Lots [Current] **1** Lots [Proposed] **1**

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<b>101 HUBBARD DR, LLC</b>	<input checked="" type="checkbox"/> Applicant	<b>TEAGUE, NALL AND PERKINS, INC.</b>
Contact Person	<b>DAN BOBST</b>	Contact Person	<b>CAMERON SLOWN</b>
Address	<b>2701 SUNSET RIDGE DR SUITE 610</b>	Address	<b>825 WATTERS CREEK BLVD. SUITE M300</b>
City, State & Zip	<b>ROCKWALL, TX 75032</b>	City, State & Zip	<b>ALLEN, TX 75013</b>
Phone		Phone	<b>817-889-5050</b>
E-Mail	<b>DWBOBST@TRENDHR.COM</b>	E-Mail	<b>CSLOWN@TNPINC.COM</b>

## NOTARY VERIFICATION [REQUIRED]

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

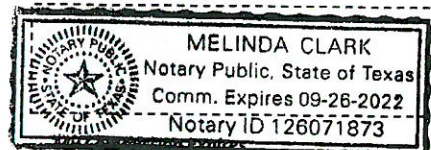
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 357.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of March, 20 20.

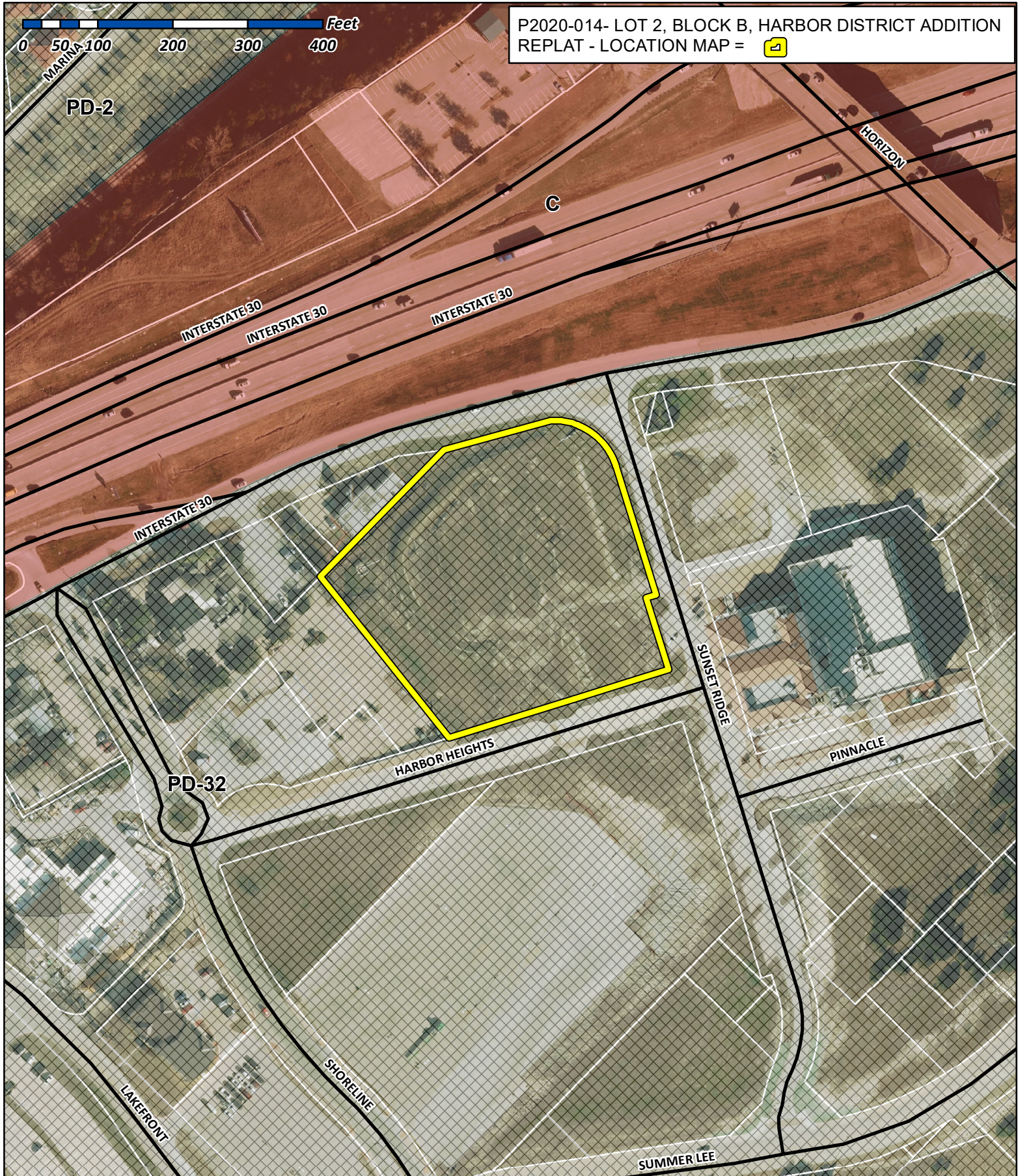
Owner's Signature

Notary Public in and for the State of Texas

*[Signature of D.W. Bobst]*  
*[Signature of Melinda Clark]*



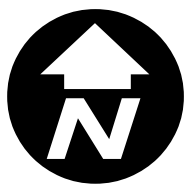




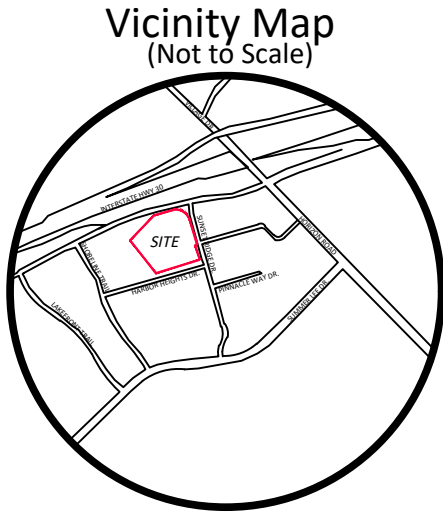
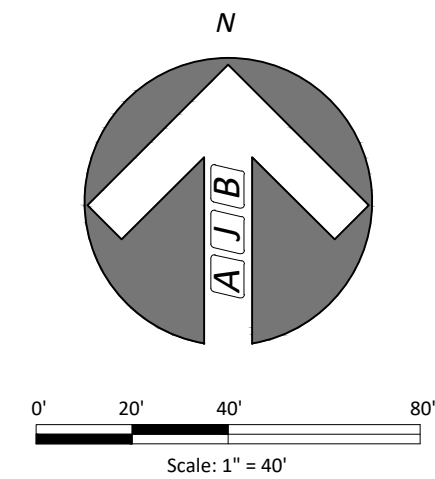
## City of Rockwall

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







GENERAL NOTES:

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

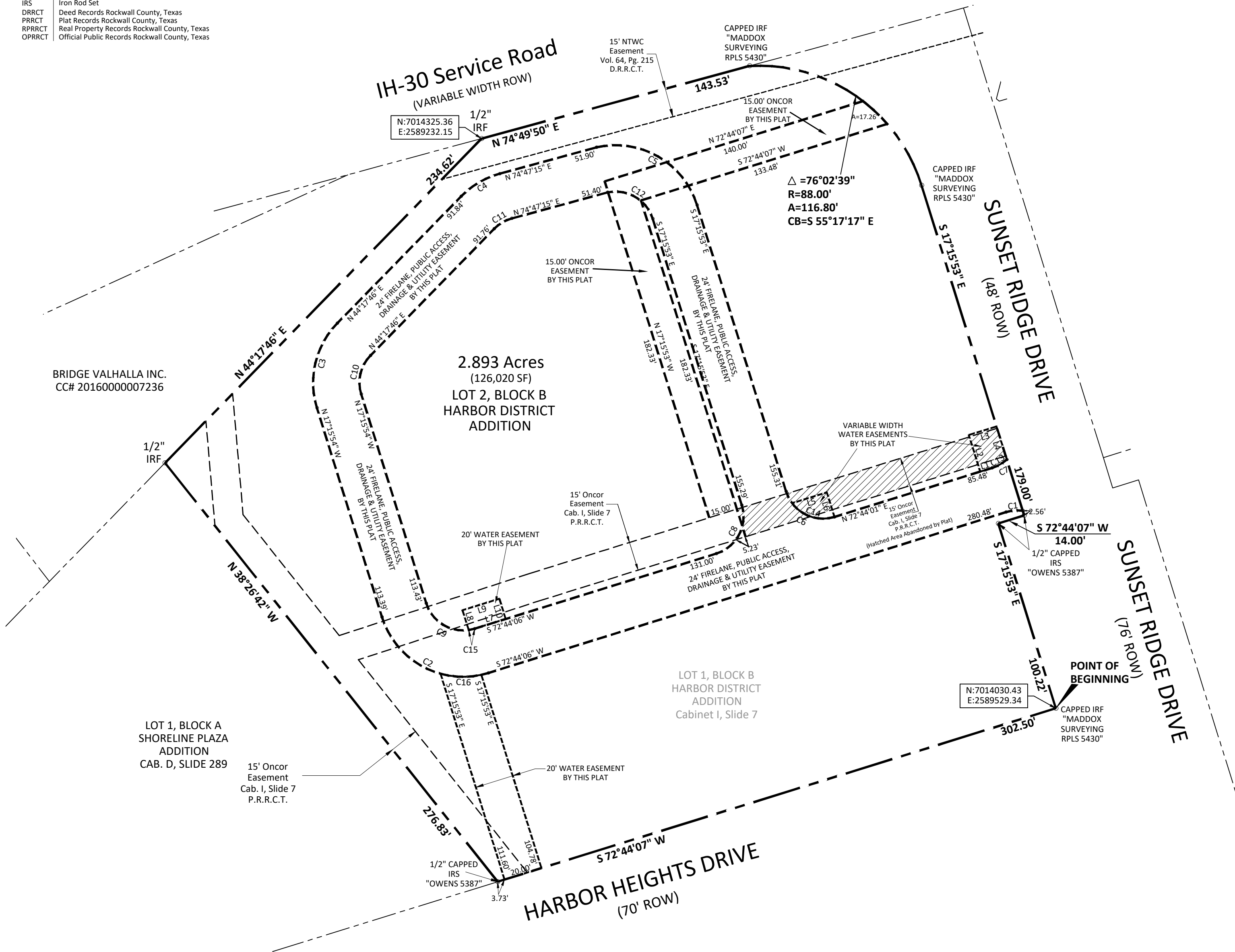
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Lot 1, Block B, Harbor District Addition recorded in Cabinet I, Slide 7, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	24°30'47"	20.50'	8.77'	N 84°59'31" E
C2	90°00'00"	44.00'	69.12'	S 62°15'54" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
C4	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.00'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	21.49'	N 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" E

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P \_\_\_\_\_

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
101 HUBBARD DR LLC  
2701 Sunset Ridge Dr.  
Suite 610  
Rockwall, TX 75082

Engineer:  
TNP  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
972-461-9867  
cslown@tnpinc.com

Scale: 1" = 40'

Date: February 6, 2020

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. Owens

P.C.: Cryer/Spradling

File: HARBOR LOT 2 BLK B

Job. No. 400-022

GF No.

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

Sheet:  
1  
Of: 2

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS 101 HUBBARD DRIVE LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, SOUTH 72°44'07” WEST a distance of 302.50 feet to a ½ inch iron rod “OWENS 5387” set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, NORTH 38°26'42” WEST a distance of 276.83 feet to a ½ inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 20160000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, NORTH 44°17'46” EAST a distance of 234.62 feet to a ½ inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50” EAST a distance of 143.53 feet to a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17” East;

ALONG said curve to the right through a central angle of 76°02'39” for an arch length of 116.80 feet to a capped iron rod “MADDOX SURVEYING RPLS 5430” found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

- SOUTH 17°15'53” EAST a distance of 179.00 feet to a ½ inch capped iron rod “OWENS 5387” set for corner;
- SOUTH 72°44'07” WEST a distance of 14.00 feet to a ½ inch capped iron rod “OWENS 5387” set for corner;
- SOUTH 17°15'53” EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.893 acres or 126,020 square feet of land more or less.

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

We, 101 HUBBARD DRIVE LLC, the undersigned owner of the land shown on this plat, and designated herein as the HARBOR DISTRICT ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARBOR DISTRICT ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 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;

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.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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

101 HUBBARD DRIVE LLC

Name:  
Title:

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.  
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

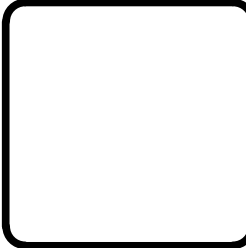
Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

Case No.: P \_\_\_\_\_

FINAL PLAT  
HARBOR DISTRICT ADDITION  
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES  
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION  
2.893 ACRES (126,020 SQUARE FEET)  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DR LLC  
2701 Sunset Ridge Dr.  
Suite 610  
Rockwall, TX 75032  
Engineer: TNP  
925 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
972-461-9867  
cslown@tnpinc.com



Scale: 1" = 40'  
Date: February 6, 2020  
Technician: Bedford/Spradling  
Drawn By: Bedford/Spradling

Checked By: F.R. Owens  
P.C.: Cryer/Spradling  
File: HARBOR LOT 2 BLK B  
Job. No. 400-022  
GF No.

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

Sheet: 2  
Of: 2







April 30, 2020

TO: Cameron Slown  
Teague, Nall and Perkins, Inc.  
825 Watters Creek Blvd., Suite M300  
Allen, TX 75013

CC: 101 Hubbard Dr, LLC  
Dan Bobst  
2701 Sunset Ridge Drive, Suite 610  
Rockwall, TX 75032

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

SUBJECT: P2020-014; *Replat for Lot 2, Block B, Harbor District Addition*

Cameron Slown:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 20, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City Council

On April 20, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed by a vote of 7-0.

Plat Filing Instructions

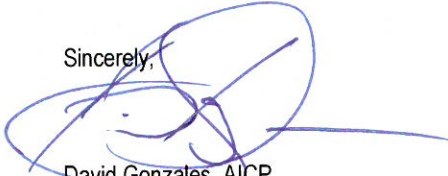
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the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

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

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', with a large, stylized flourish extending to the right.

David Gonzales, AICP  
Planning and Zoning Manager