



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: \_\_\_\_\_

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

## Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☒ Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
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## Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
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## Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
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## Other Application Fees:

- ☐ Tree Removal (\$75.00)

## Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage 2.113

Lots [Current]

1

Lots [Proposed]

2

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

☒ Owner Ridge Pointe Horizon, LP (LOT 7)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 750998

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

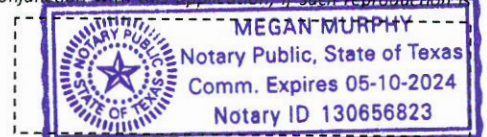
Before me, the undersigned authority, on this day personally appeared Kevin Lafere [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of JUNE, 2020. 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."

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Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 5.10.2024



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☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 200 Louisiana Street

Address 201 Windco Circle

City, State & Zip Little Rock, AR 72201

City, State & Zip Wylie, TX 75099

Phone

Phone 9729418403

E-Mail

E-Mail bill@ecdpl.com

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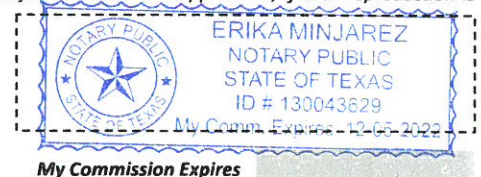
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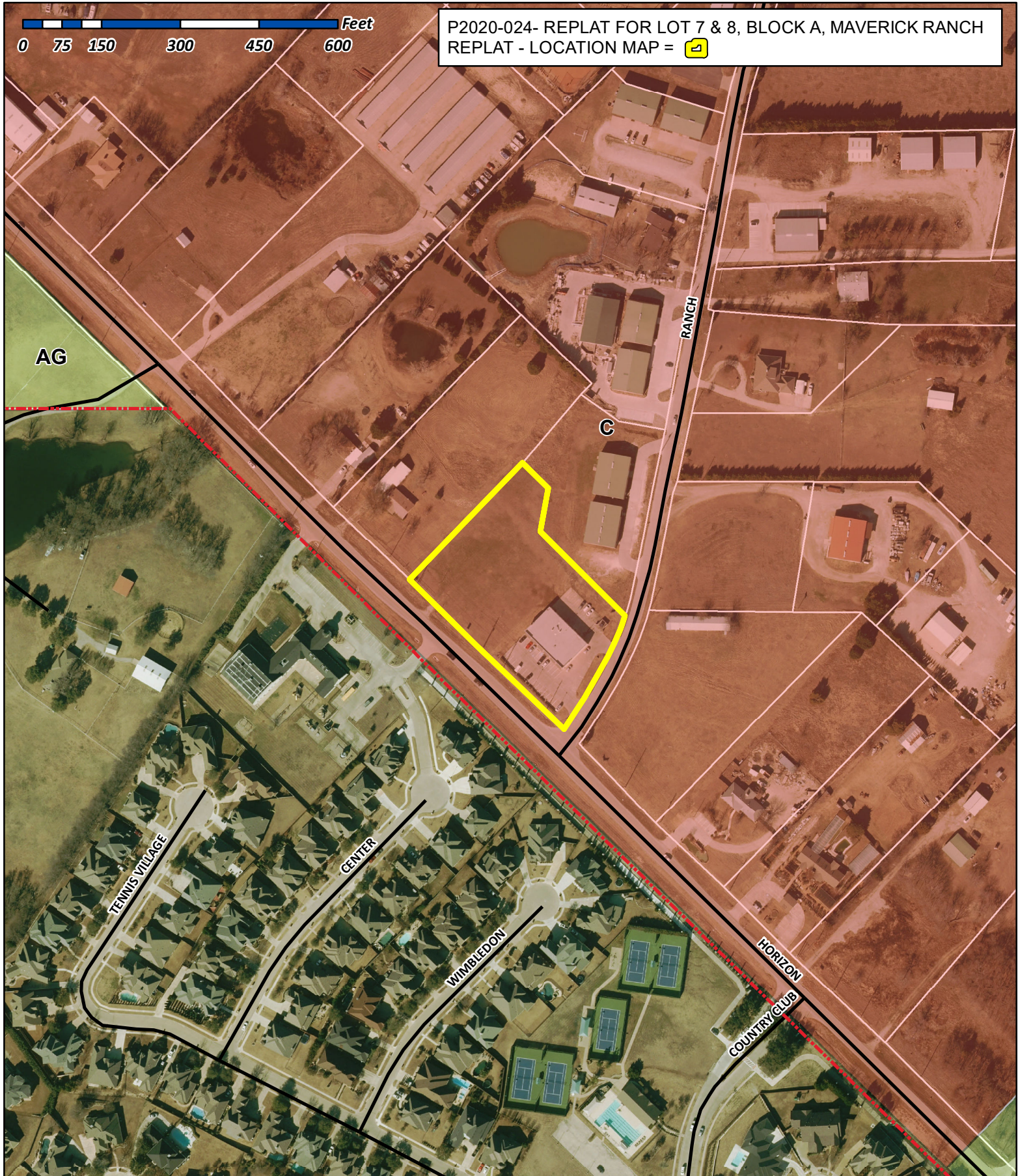
Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez

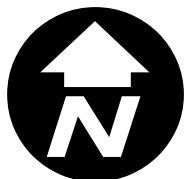




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385 S. Goliad Street  
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(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

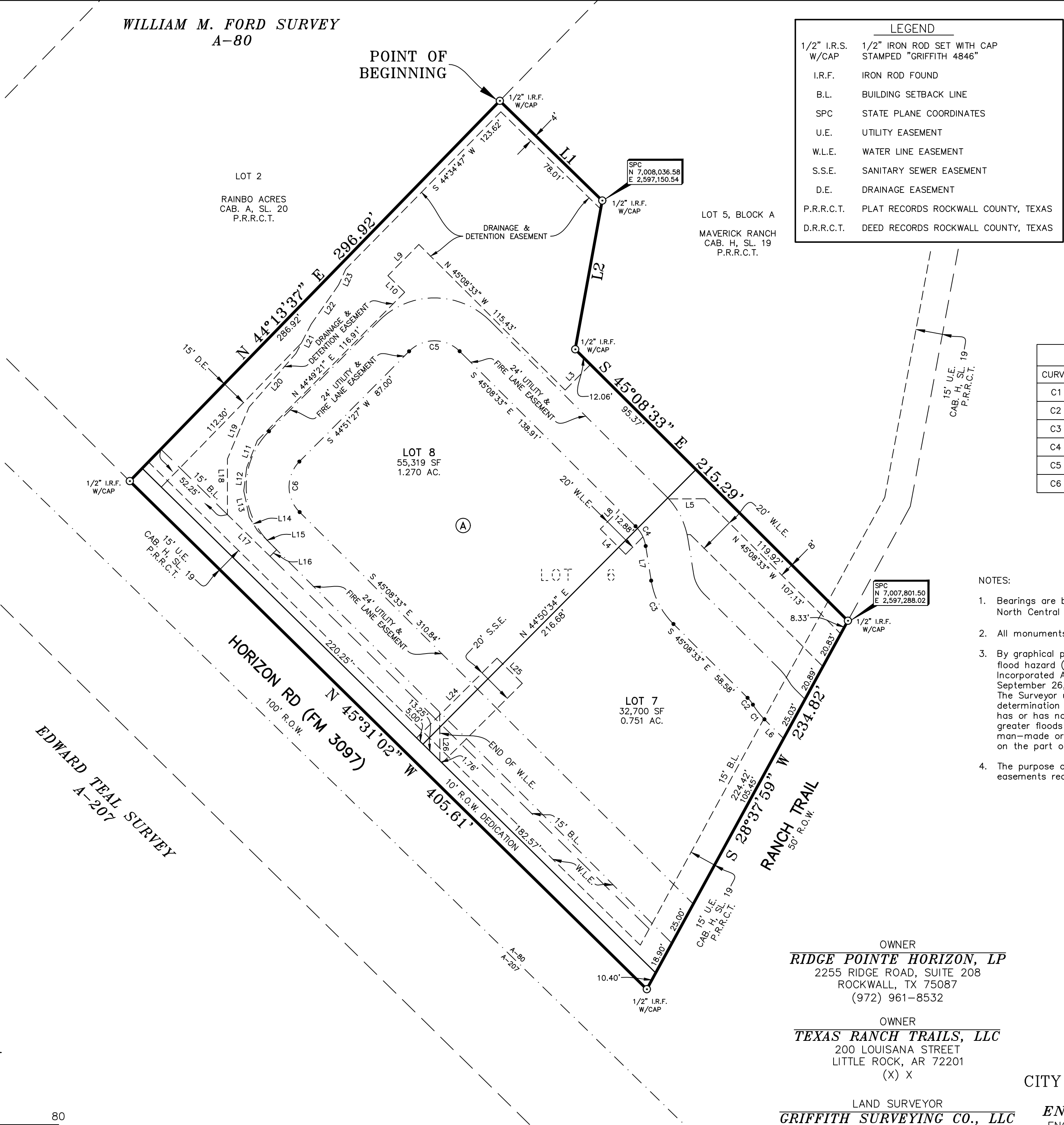
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



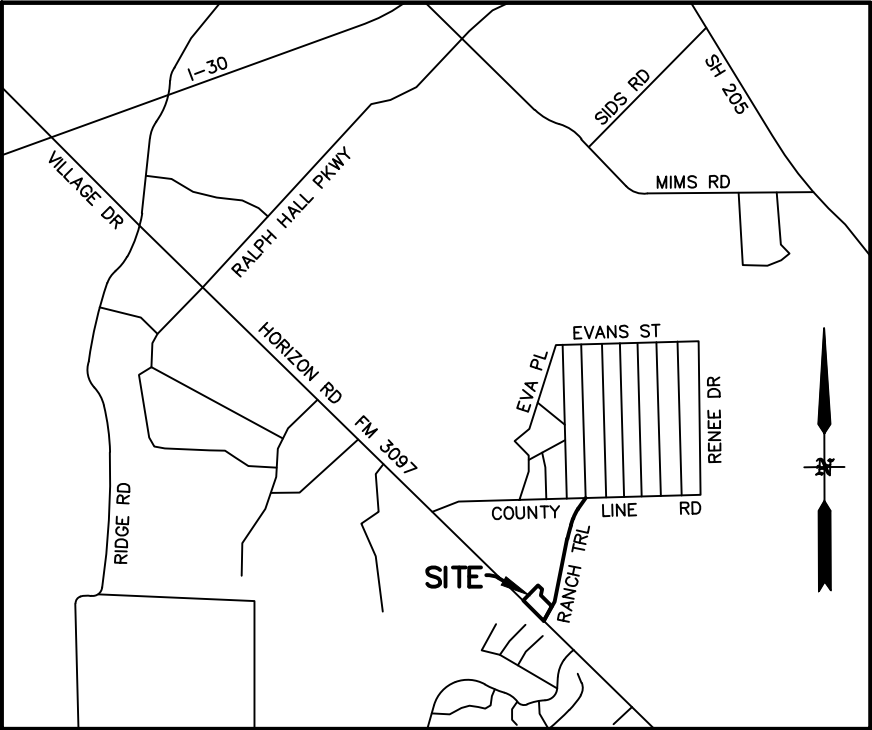
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT  
MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

BEING A REPLAT OF

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

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER  
RIDGE POINTE HORIZON, LP  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
TEXAS RANCH TRAILS, LLC  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
GRIFFITH SURVEYING CO., LLC  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 6/19/2020 8:04:18 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: Lots - Standard : 7**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,801.5029'

East: 2,597,288.0223'

**Segment# 1: Line**

Course: S28°37'59"W

Length: 224.42'

North: 7,007,604.5280'

East: 2,597,180.4806'

**Segment# 2: Line**

Course: N45°31'02"W

Length: 182.57'

North: 7,007,732.4538'

East: 2,597,050.2240'

**Segment# 3: Line**

Course: N44°50'34"E

Length: 216.68'

North: 7,007,886.0896'

East: 2,597,203.0189'

**Segment# 4: Line**

Course: S45°08'33"E

Length: 119.92'

North: 7,007,801.5045'

East: 2,597,288.0258'

Perimeter: 743.59'

Area: 32,700Sq.Ft.

Error Closure: 0.0038

Course: N65°28'01"E

Error North : 0.00159

East: 0.00349

Precision 1: 195,681.58

---

Parcel Name: Lots - Standard : 8**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,953.3575'

East: 2,597,135.4104'

**Segment# 1: Line**

Course: S45°08'33"E

Length: 95.37'

North: 7,007,886.0886' East: 2,597,203.0147'

Segment# 2: Line

Course: S44°50'34"W Length: 216.68'  
North: 7,007,732.4529' East: 2,597,050.2198'

Segment# 3: Line

Course: N45°31'02"W Length: 220.25'  
North: 7,007,886.7809' East: 2,596,893.0800'

Segment# 4: Line

Course: N44°13'37"E Length: 286.92'  
North: 7,008,092.3828' East: 2,597,093.2074'

Segment# 5: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5827' East: 2,597,150.5340'

Segment# 6: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3560' East: 2,597,135.4083'

Perimeter: 983.80' Area: 55,319Sq.Ft.  
Error Closure: 0.0026 Course: S54°54'56"W  
Error North : -0.00152 East: -0.00216

Precision 1: 378,388.46

---

Parcel Name: Overall - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,092.3811' East:2,597,093.2087'

Segment# 1: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5809' East: 2,597,150.5353'

Segment# 2: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3542' East: 2,597,135.4096'

Segment# 3: Line

Course: S45°08'33"E Length: 215.29'

North: 7,007,801.5003'

East: 2,597,288.0208'

Segment# 4: Line

Course: S28°37'59"W

Length: 234.82'

North: 7,007,595.3972'

East: 2,597,175.4955'

Segment# 5: Line

Course: N45°31'02"W

Length: 405.61'

North: 7,007,879.6061'

East: 2,596,886.1085'

Segment# 6: Line

Course: N44°13'37"E

Length: 296.92'

North: 7,008,092.3738'

East: 2,597,093.2108'

Perimeter: 1,317.22'

Area: 92,060Sq.Ft.

Error Closure: 0.0076

Course: S16°15'55"E

Error North : -0.00731

East: 0.00213

Precision 1: 173,319.74



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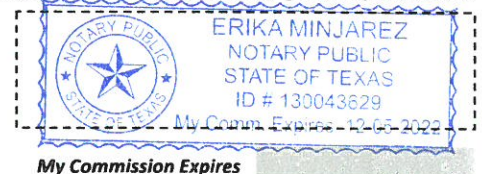
Given under my hand and seal of office on this the 02 day of June, 2020.

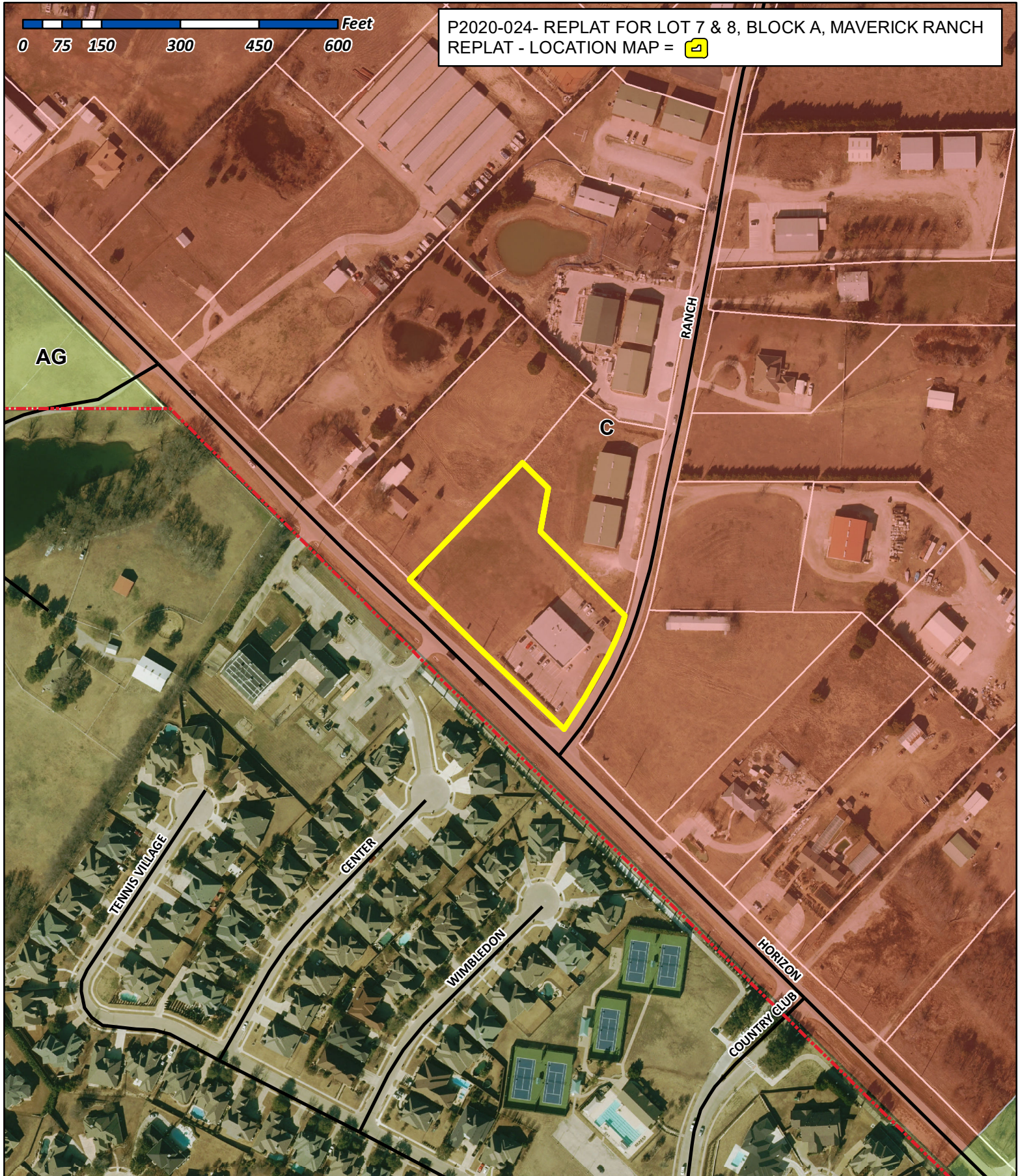
Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez

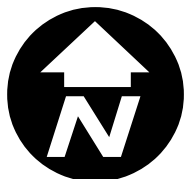




## City of Rockwall

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

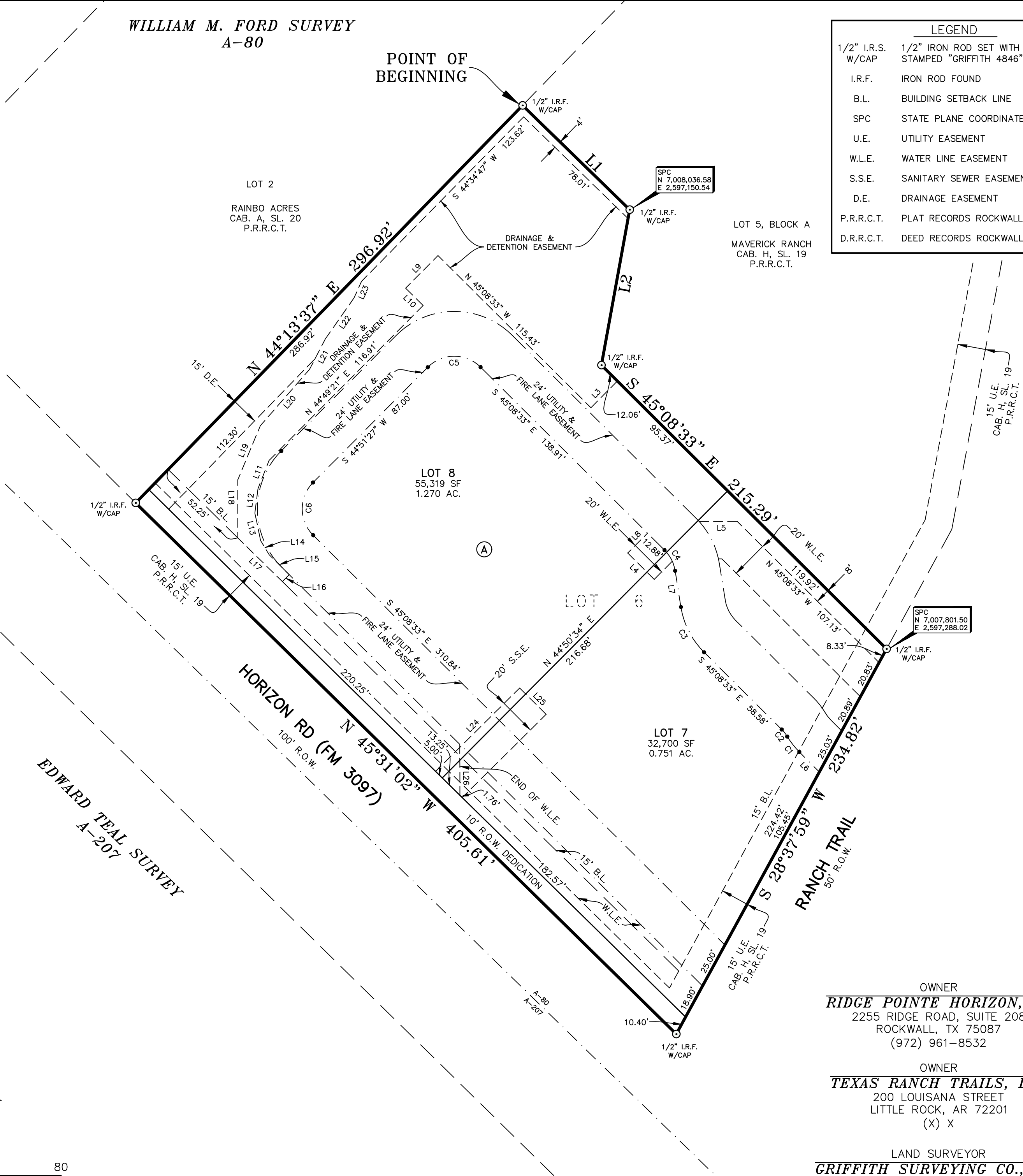
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



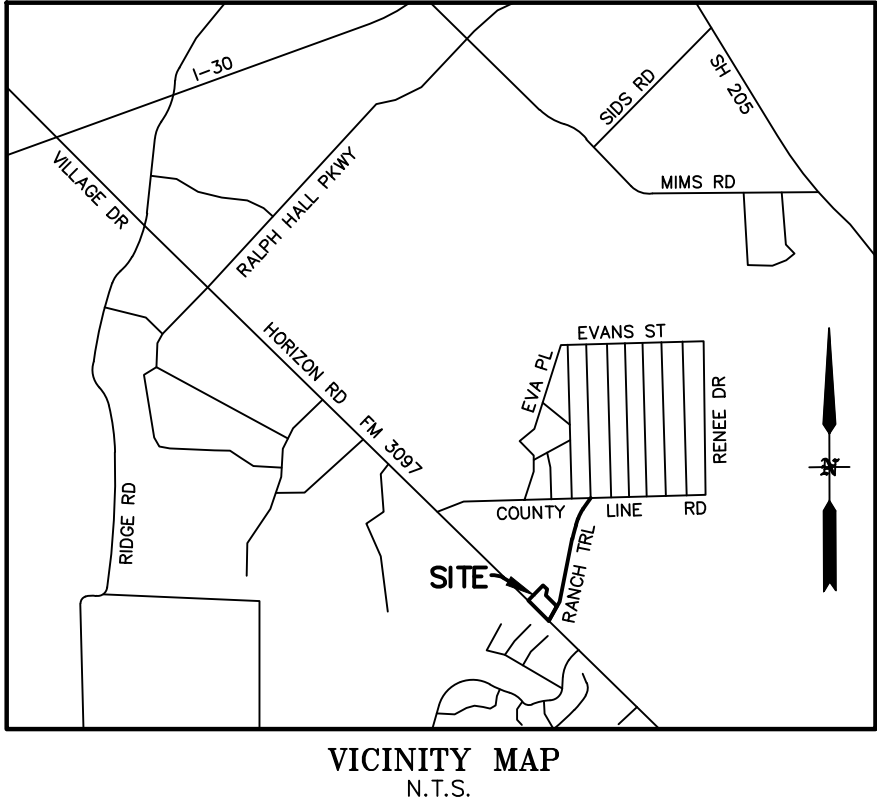
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT  
MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

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

AND BEING  
2.113 ACRES

SITUATED IN THE  
WILLIAM M. FORD SURVEY, A-80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER  
**RIDGE POINTE HORIZON, LP**  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
**TEXAS RANCH TRAILS, LLC**  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MAY 11, 2020

SHEET 1 OF 2



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 6/19/2020 8:04:18 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: Lots - Standard : 7**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,801.5029'

East: 2,597,288.0223'

**Segment# 1: Line**

Course: S28°37'59"W

Length: 224.42'

North: 7,007,604.5280'

East: 2,597,180.4806'

**Segment# 2: Line**

Course: N45°31'02"W

Length: 182.57'

North: 7,007,732.4538'

East: 2,597,050.2240'

**Segment# 3: Line**

Course: N44°50'34"E

Length: 216.68'

North: 7,007,886.0896'

East: 2,597,203.0189'

**Segment# 4: Line**

Course: S45°08'33"E

Length: 119.92'

North: 7,007,801.5045'

East: 2,597,288.0258'

Perimeter: 743.59'

Area: 32,700Sq.Ft.

Error Closure: 0.0038

Course: N65°28'01"E

Error North : 0.00159

East: 0.00349

Precision 1: 195,681.58

---

Parcel Name: Lots - Standard : 8**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,953.3575'

East: 2,597,135.4104'

**Segment# 1: Line**

Course: S45°08'33"E

Length: 95.37'

North: 7,007,886.0886' East: 2,597,203.0147'

Segment# 2: Line

Course: S44°50'34"W Length: 216.68'  
North: 7,007,732.4529' East: 2,597,050.2198'

Segment# 3: Line

Course: N45°31'02"W Length: 220.25'  
North: 7,007,886.7809' East: 2,596,893.0800'

Segment# 4: Line

Course: N44°13'37"E Length: 286.92'  
North: 7,008,092.3828' East: 2,597,093.2074'

Segment# 5: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5827' East: 2,597,150.5340'

Segment# 6: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3560' East: 2,597,135.4083'

Perimeter: 983.80' Area: 55,319Sq.Ft.  
Error Closure: 0.0026 Course: S54°54'56"W  
Error North : -0.00152 East: -0.00216

Precision 1: 378,388.46

---

Parcel Name: Overall - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,092.3811' East:2,597,093.2087'

Segment# 1: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5809' East: 2,597,150.5353'

Segment# 2: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3542' East: 2,597,135.4096'

Segment# 3: Line

Course: S45°08'33"E Length: 215.29'

North: 7,007,801.5003'

East: 2,597,288.0208'

Segment# 4: Line

Course: S28°37'59"W

Length: 234.82'

North: 7,007,595.3972'

East: 2,597,175.4955'

Segment# 5: Line

Course: N45°31'02"W

Length: 405.61'

North: 7,007,879.6061'

East: 2,596,886.1085'

Segment# 6: Line

Course: N44°13'37"E

Length: 296.92'

North: 7,008,092.3738'

East: 2,597,093.2108'

Perimeter: 1,317.22'

Area: 92,060Sq.Ft.

Error Closure: 0.0076

Course: S16°15'55"E

Error North : -0.00731

East: 0.00213

Precision 1: 173,319.74



## 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:** June 30, 2020  
**APPLICANT:** Bill Thomas; *Engineering Concepts & Design, LP*  
**CASE NUMBER:** P2020-024; *Lots 7 & 8, Block A, Maverick Ranch Addition*

---

#### **SUMMARY**

Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The applicant is requesting to replat a 2.113-acre parcel of land (*i.e. Lot 6, Block A, Maverick Ranch Addition*) for purpose of establishing two (2) lots (*i.e. Lots 7 & 8, Block A, Maverick Ranch Addition*) to establish a cross access easement and other easements necessary to develop the site with a strip retail building. The plat also includes ten (10) feet of right-of-way dedication along Horizon Road.
- ☒ On February 13, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-003*] for the construction of a ~10,998 SF building on the subject property. In accordance with this site plan a variance to the ten (10) foot landscape buffer was approved by the City Council on April 16, 2018.
- ☒ 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 *Lots 7 & 8, Block A, Maverick Ranch Addition*, staff would propose the following conditions of approval:

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

- ☐ **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 Ridge Pointe Horizon, LP (LOT 7)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 750998

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

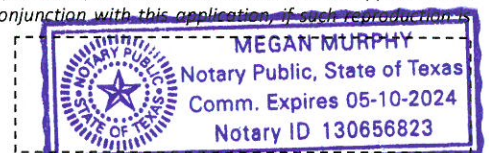
Before me, the undersigned authority, on this day personally appeared Kevin Lafere [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of JUNE, 2020. 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 2nd day of JUNE, 2020.

Owner's/Applicant's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*



My Commission Expires 5-10-2024



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

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

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

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Vacant

Proposed Zoning Commercial (C) District

Proposed Use Retail Center

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

☐ **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 Texas Ranch Trails, LLC (LOT 8)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 200 Louisiana Street

Address 201 Windco Circle

City, State & Zip Little Rock, AR 72201

City, State & Zip Wylie, TX 75099

Phone

Phone 9729418403

E-Mail

E-Mail bill@ecdpl.com

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 02 day of June, 2020. 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."

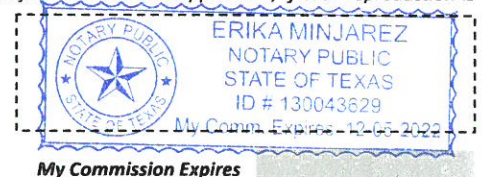
Given under my hand and seal of office on this the 02 day of June, 2020.

Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez



# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-024  
PROJECT NAME: Replat of Lot 6, Block A, Maverick Ranch  
SITE ADDRESS/LOCATIONS: 5701 HORIZON RD

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 0.793-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-024; Replat for Lots 7 & 8, Block A, Maverick Ranch Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

*I.1 This is a request for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road (FM-3097).*

*I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.*

*M.3 For reference, include the case number (P2020-024) in the lower right-hand corner of all pages of all revised plan submittals.*

*I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)*

*M.5 Correct Title Block to read as follows:*

*Final Plat*

*Lots 7 & 8, Block A, Maverick Ranch Addition*

*Being a replat of Lot 6, Block A, Maverick Ranch Addition*

*Lots 2 (Proposed)*

*Containing a total of 2.113-acres*

*And Situated in the William M. Ford Survey*

*An Addition to the City of Rockwall, Rockwall County, Texas*

*M.6 Correct all mentions of 'Lot 6' in the Owner's Certificate and Dedication.*

*M.7 Label the Right-Of-Way acreage and square feet.*

M.8 Verify the acreage and square footage.

M.9 Include all of Ranch Trail and the Ranch Trail centerline on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Adjust the Horizon Road Centerline. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Include a number 7 on the Owner's Certificate and Dedication that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.12 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.14 Relabel to '24' Firelane, Public Access, & Utility Easement (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.15 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.16 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.17 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.18 The Planning and Zoning Meeting will be held on July 14, 2020.

I.19 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
06/25/2020: M - Add note: Property owner shall be responsible for all maintenance, repair, and replacement of all storm drainage and detention easements. M - Must dedicate a 20' WLE along the 10' ROW dedication. M - Update L28 to be labeled as WLE.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING

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

LOT 5, BLOCK A  
MAVERICK RANCH  
CAB. H, SL. 19  
P.R.R.C.T.

LOT 8  
55,319 SF  
1.270 AC.

LOT 6

LOT 7  
32,700 SF  
0.751 AC.

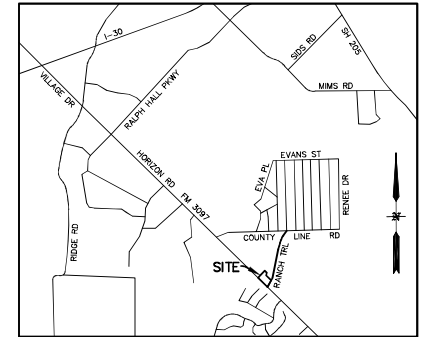
OWNER  
**RIDGE POINTE HORIZON, LP**  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
**TEXAS RANCH TRAILS, LLC**  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E

NOTES:

- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
- All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
- By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT  
**MAVERICK RANCH  
LOT 7 AND 8, BLOCK A**

BEING A REPLAT OF

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

AND BEING

**2.113 ACRES**

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



40 20 0 40 80  
SCALE IN FEET  
1" = 40'

20' water line easement

Add note:  
Property owner shall be responsible for all  
maintenance, repair, and replacement of  
all storm drainage and detention  
easements.

"Line"

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for the north corner of said Lot 6 and the west corner of Lot 3 of said Block A, said Lot 6 being on the southeast corner of the intersection of the east corner of Rockwall County, as recorded in Cabinet H, Slide 20 of said Plat Records.

THENCE Southwesterly, with the common boundary lines of said Lot 6 and said Lot 5, the following courses:

South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for corner;

South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for corner;

South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for the east corner of said Lot 6; said corner being in the northwest right-of-way line of Ranch Trail, a 50 ft. right-of-way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the common boundary line of said Ranch Trail and said Lot 6, a distance of 234.82 feet to a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for the south corner of said Lot 6, said corner being the intersection of the northwest right-of-way line of said Ranch Road, and Horizon Road, a 100 ft. right-of-way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the common boundary line of said Lot 6 and said Horizon Road, a distance of 405.61 feet to a 1/2-inch iron rod with cap stamped GRIFTH 4846 found for the west corner of said Lot 6 and the south corner of said Lot 2;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 6, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, on addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, further certify that all other persons who have knowledge of the facts herein stated, MAVERICK RANCH, LOT 7 AND 8, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, I 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 manner obstruct or interfere with the construction, extension or operation of any underground or overhead electric, gas, water, sewer, or telephone line, or the installation or operation of any such line, and the right to remove and keep removed all or part of any such growths or improvements which shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes 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.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified regulations to the city secretary, supported by evidence such as a survey, or until the developer and/or owner files a corporate statement with the City Secretary certifying that the improvements have been made and the City Secretary certifying that the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RIDGE POINTE HORIZON, LP (OWNER)

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

FOR: \_\_\_\_\_ (LEIN-HOLDER)

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

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STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.



CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission  
APPROVED \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that: the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, on 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 \_\_\_\_\_

REPLAT

MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

BEING A REPLAT OF

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

AND BEING

2.113 ACRES

SITUATED IN THE

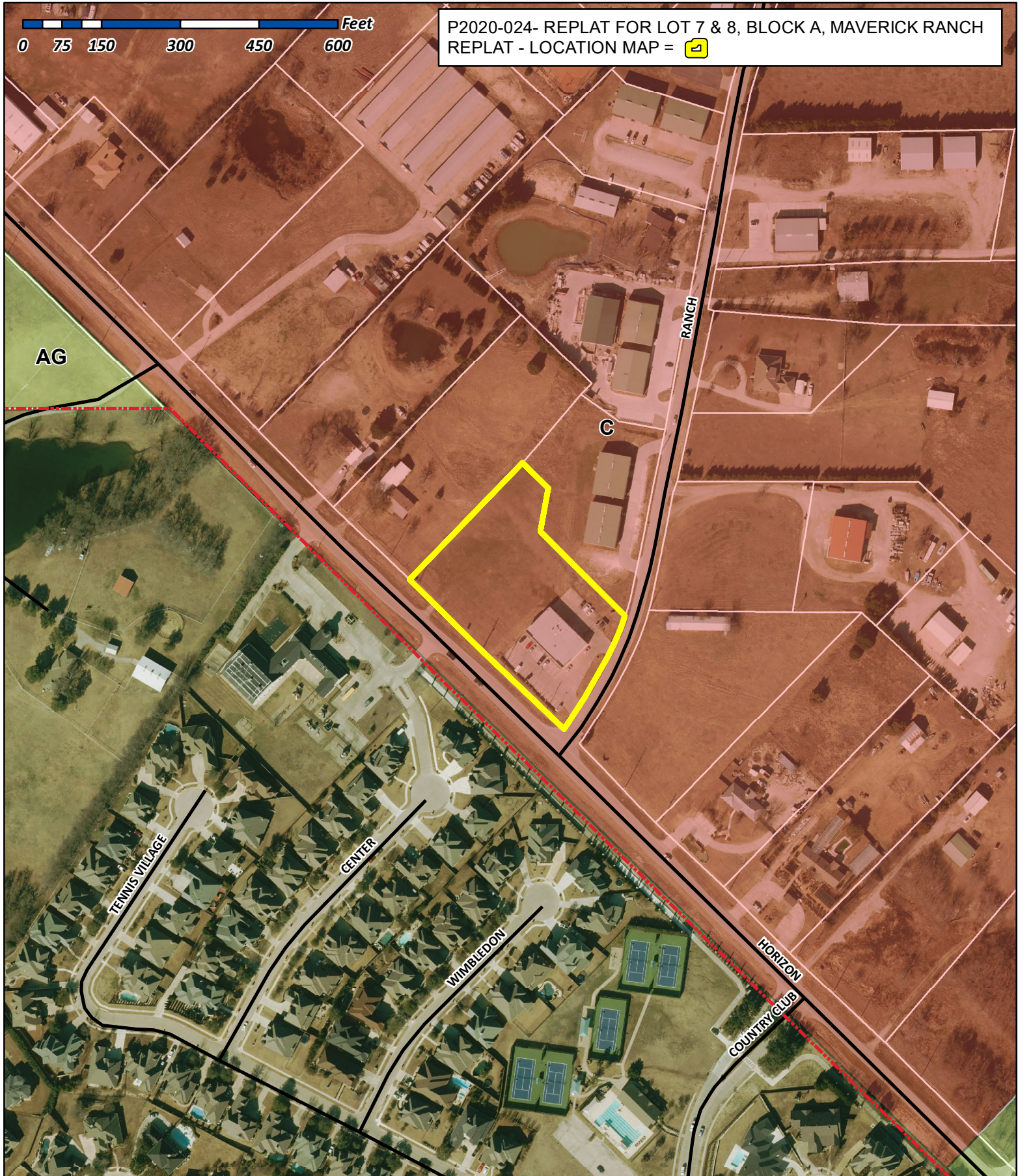
WILLIAM M. FORD SURVEY, A-80

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDO CIRCLE, SUITE 200, WYLE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

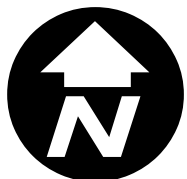
DATE: MAY 11, 2020



## 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)

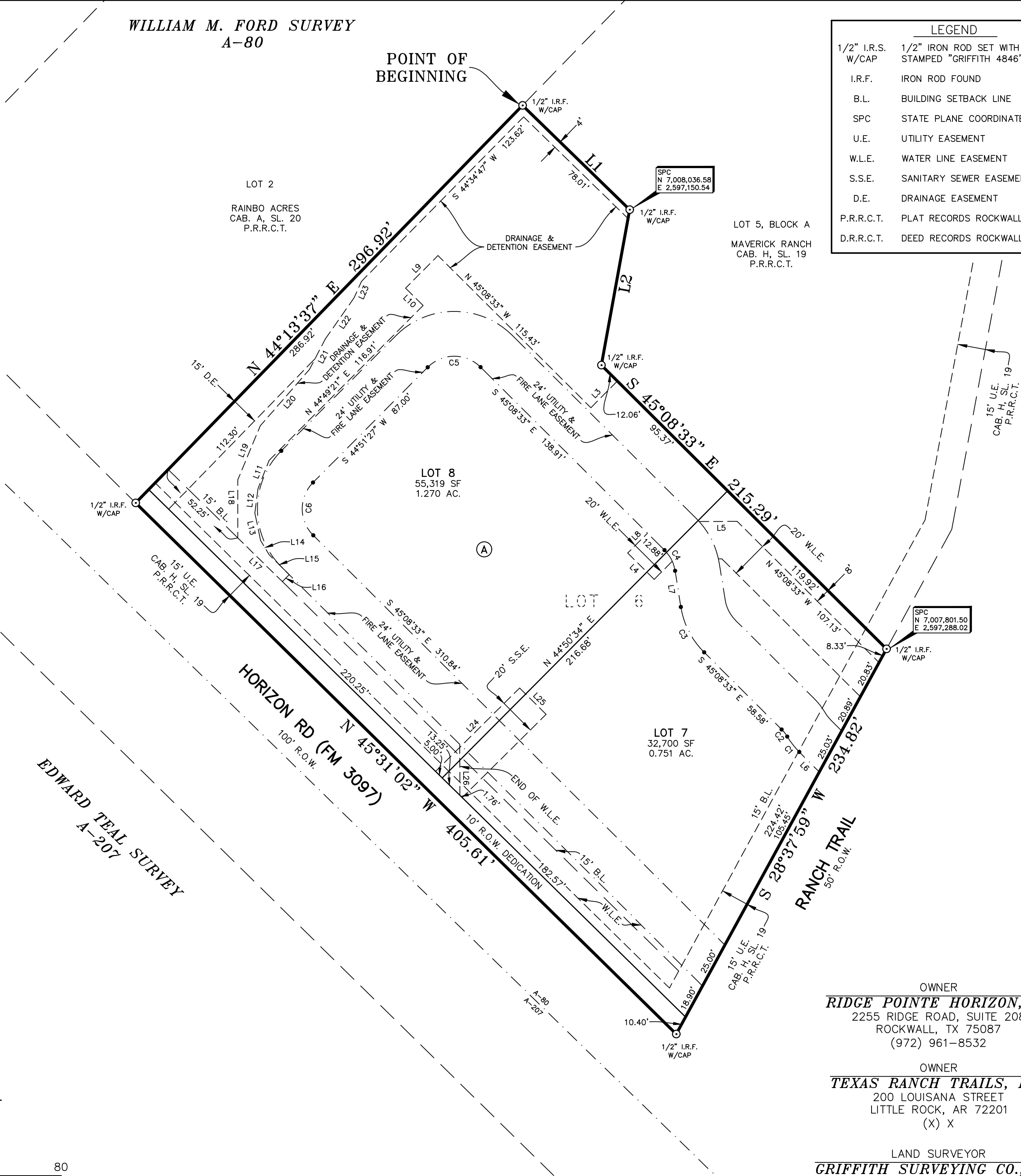
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



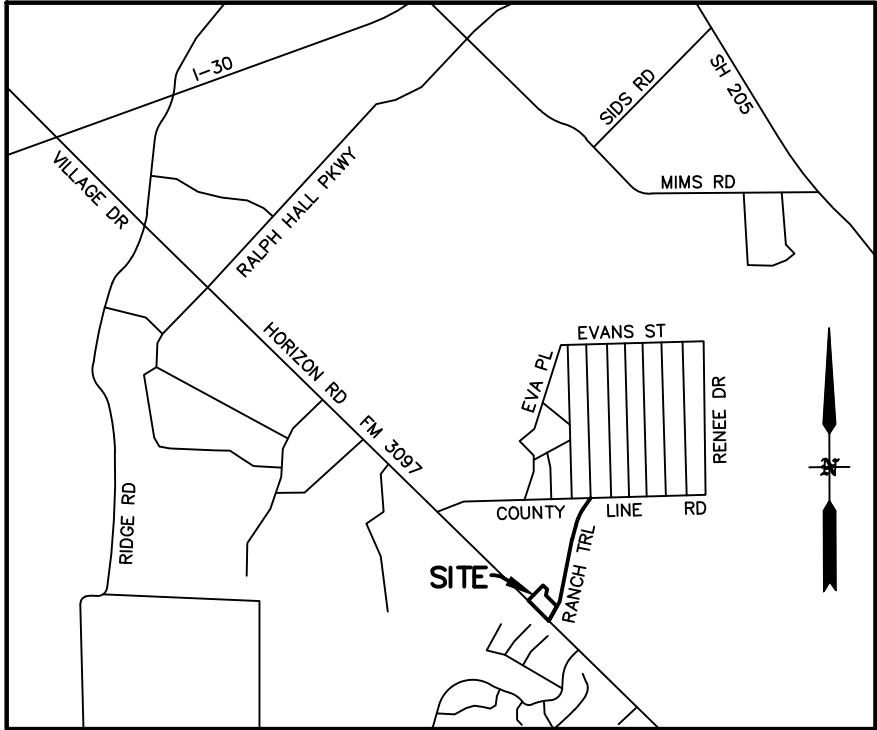
LINE TABLE		
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WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
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REPLAT  
**MAVERICK RANCH**  
**LOT 7 AND 8, BLOCK A**

BEING A REPLAT OF

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

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**ENGINEERING CONCEPTS & DESIGN, L.P.**  
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TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER  
**RIDGE POINTE HORIZON, LP**  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
**TEXAS RANCH TRAILS, LLC**  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 6/19/2020 8:04:18 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: Lots - Standard : 7**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,801.5029'

East: 2,597,288.0223'

**Segment# 1: Line**

Course: S28°37'59"W

Length: 224.42'

North: 7,007,604.5280'

East: 2,597,180.4806'

**Segment# 2: Line**

Course: N45°31'02"W

Length: 182.57'

North: 7,007,732.4538'

East: 2,597,050.2240'

**Segment# 3: Line**

Course: N44°50'34"E

Length: 216.68'

North: 7,007,886.0896'

East: 2,597,203.0189'

**Segment# 4: Line**

Course: S45°08'33"E

Length: 119.92'

North: 7,007,801.5045'

East: 2,597,288.0258'

Perimeter: 743.59'

Area: 32,700Sq.Ft.

Error Closure: 0.0038

Course: N65°28'01"E

Error North : 0.00159

East: 0.00349

Precision 1: 195,681.58

---

Parcel Name: Lots - Standard : 8**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,953.3575'

East: 2,597,135.4104'

**Segment# 1: Line**

Course: S45°08'33"E

Length: 95.37'

North: 7,007,886.0886' East: 2,597,203.0147'

Segment# 2: Line

Course: S44°50'34"W Length: 216.68'  
North: 7,007,732.4529' East: 2,597,050.2198'

Segment# 3: Line

Course: N45°31'02"W Length: 220.25'  
North: 7,007,886.7809' East: 2,596,893.0800'

Segment# 4: Line

Course: N44°13'37"E Length: 286.92'  
North: 7,008,092.3828' East: 2,597,093.2074'

Segment# 5: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5827' East: 2,597,150.5340'

Segment# 6: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3560' East: 2,597,135.4083'

Perimeter: 983.80' Area: 55,319Sq.Ft.  
Error Closure: 0.0026 Course: S54°54'56"W  
Error North : -0.00152 East: -0.00216

Precision 1: 378,388.46

---

Parcel Name: Overall - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,092.3811' East:2,597,093.2087'

Segment# 1: Line

Course: S45°46'23"E Length: 80.00'  
North: 7,008,036.5809' East: 2,597,150.5353'

Segment# 2: Line

Course: S10°18'02"W Length: 84.59'  
North: 7,007,953.3542' East: 2,597,135.4096'

Segment# 3: Line

Course: S45°08'33"E Length: 215.29'

North: 7,007,801.5003'

East: 2,597,288.0208'

Segment# 4: Line

Course: S28°37'59"W

Length: 234.82'

North: 7,007,595.3972'

East: 2,597,175.4955'

Segment# 5: Line

Course: N45°31'02"W

Length: 405.61'

North: 7,007,879.6061'

East: 2,596,886.1085'

Segment# 6: Line

Course: N44°13'37"E

Length: 296.92'

North: 7,008,092.3738'

East: 2,597,093.2108'

Perimeter: 1,317.22'

Area: 92,060Sq.Ft.

Error Closure: 0.0076

Course: S16°15'55"E

Error North : -0.00731

East: 0.00213

Precision 1: 173,319.74



## 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:** June 30, 2020  
**APPLICANT:** Bill Thomas; *Engineering Concepts & Design, LP*  
**CASE NUMBER:** P2020-024; *Lots 7 & 8, Block A, Maverick Ranch Addition*

---

#### **SUMMARY**

Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The applicant is requesting to replat a 2.113-acre parcel of land (*i.e. Lot 6, Block A, Maverick Ranch Addition*) for purpose of establishing two (2) lots (*i.e. Lots 7 & 8, Block A, Maverick Ranch Addition*) to establish a cross access easement and other easements necessary to develop the site with a strip retail building. The plat also includes ten (10) feet of right-of-way dedication along Horizon Road.
- ☒ On February 13, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-003*] for the construction of a ~10,998 SF building on the subject property. In accordance with this site plan a variance to the ten (10) foot landscape buffer was approved by the City Council on April 16, 2018.
- ☒ 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 *Lots 7 & 8, Block A, Maverick Ranch Addition*, staff would propose the following conditions of approval:

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage 2.113

Lots [Current]

1

Lots [Proposed]

2

- ☐ **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 Ridge Pointe Horizon, LP (LOT 7)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 750998

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

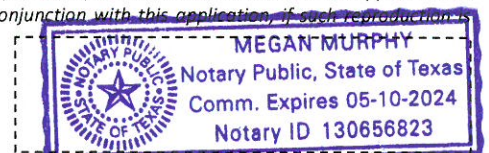
Before me, the undersigned authority, on this day personally appeared Kevin Lafere [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of JUNE, 2020. 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 2nd day of JUNE, 2020.

Owner's/Applicant's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*



My Commission Expires 5-10-2024



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Vacant

Proposed Zoning Commercial (C) District

Proposed Use Retail Center

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

☐ **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 Texas Ranch Trails, LLC (LOT 8)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 200 Louisiana Street

Address 201 Windco Circle

City, State & Zip Little Rock, AR 72201

City, State & Zip Wylie, TX 750998

Phone

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 02 day of June, 2020. 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."

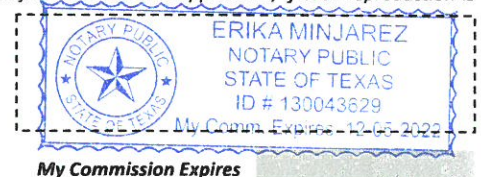
Given under my hand and seal of office on this the 02 day of June, 2020.

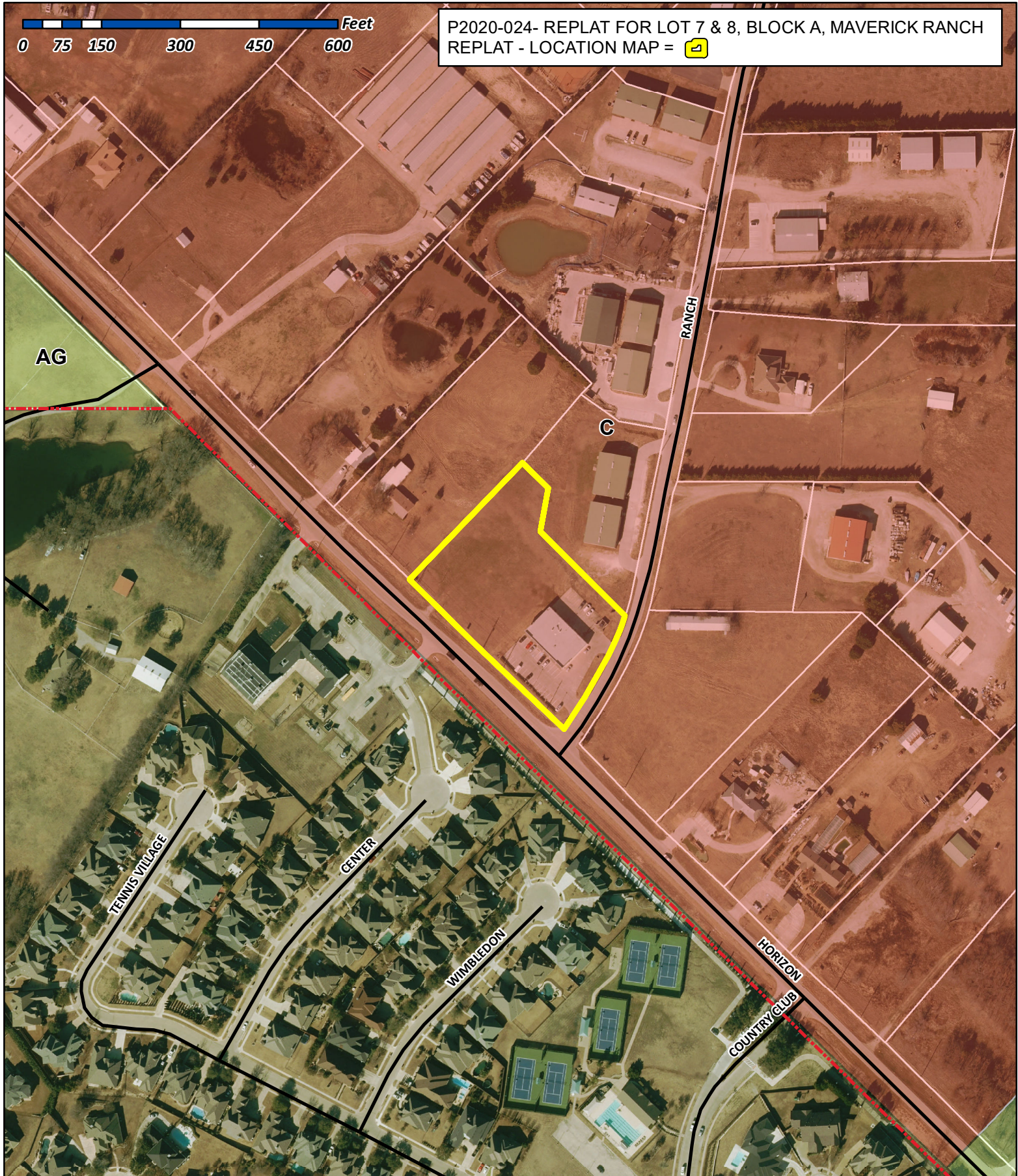
Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez

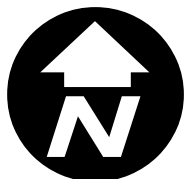




## City of Rockwall

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.



# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-024  
PROJECT NAME: Replat of Lot 6, Block A, Maverick Ranch  
SITE ADDRESS/LOCATIONS: 5701 HORIZON RD

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 0.793-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-024; Replat for Lots 7 & 8, Block A, Maverick Ranch Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

*I.1 This is a request for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road (FM-3097).*

*I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.*

*M.3 For reference, include the case number (P2020-024) in the lower right-hand corner of all pages of all revised plan submittals.*

*I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)*

*M.5 Correct Title Block to read as follows:*

*Final Plat*

*Lots 7 & 8, Block A, Maverick Ranch Addition*

*Being a replat of Lot 6, Block A, Maverick Ranch Addition*

*Lots 2 (Proposed)*

*Containing a total of 2.113-acres*

*And Situated in the William M. Ford Survey*

*An Addition to the City of Rockwall, Rockwall County, Texas*

*M.6 Correct all mentions of 'Lot 6' in the Owner's Certificate and Dedication.*

*M.7 Label the Right-Of-Way acreage and square feet.*

M.8 Verify the acreage and square footage.

M.9 Include all of Ranch Trail and the Ranch Trail centerline on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Adjust the Horizon Road Centerline. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Include a number 7 on the Owner's Certificate and Dedication that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.12 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.14 Relabel to '24' Firelane, Public Access, & Utility Easement (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.15 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.16 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.17 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.18 The Planning and Zoning Meeting will be held on July 14, 2020.

I.19 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
06/25/2020: M - Add note: Property owner shall be responsible for all maintenance, repair, and replacement of all storm drainage and detention easements. M - Must dedicate a 20' WLE along the 10' ROW dedication. M - Update L28 to be labeled as WLE.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
No Comments			

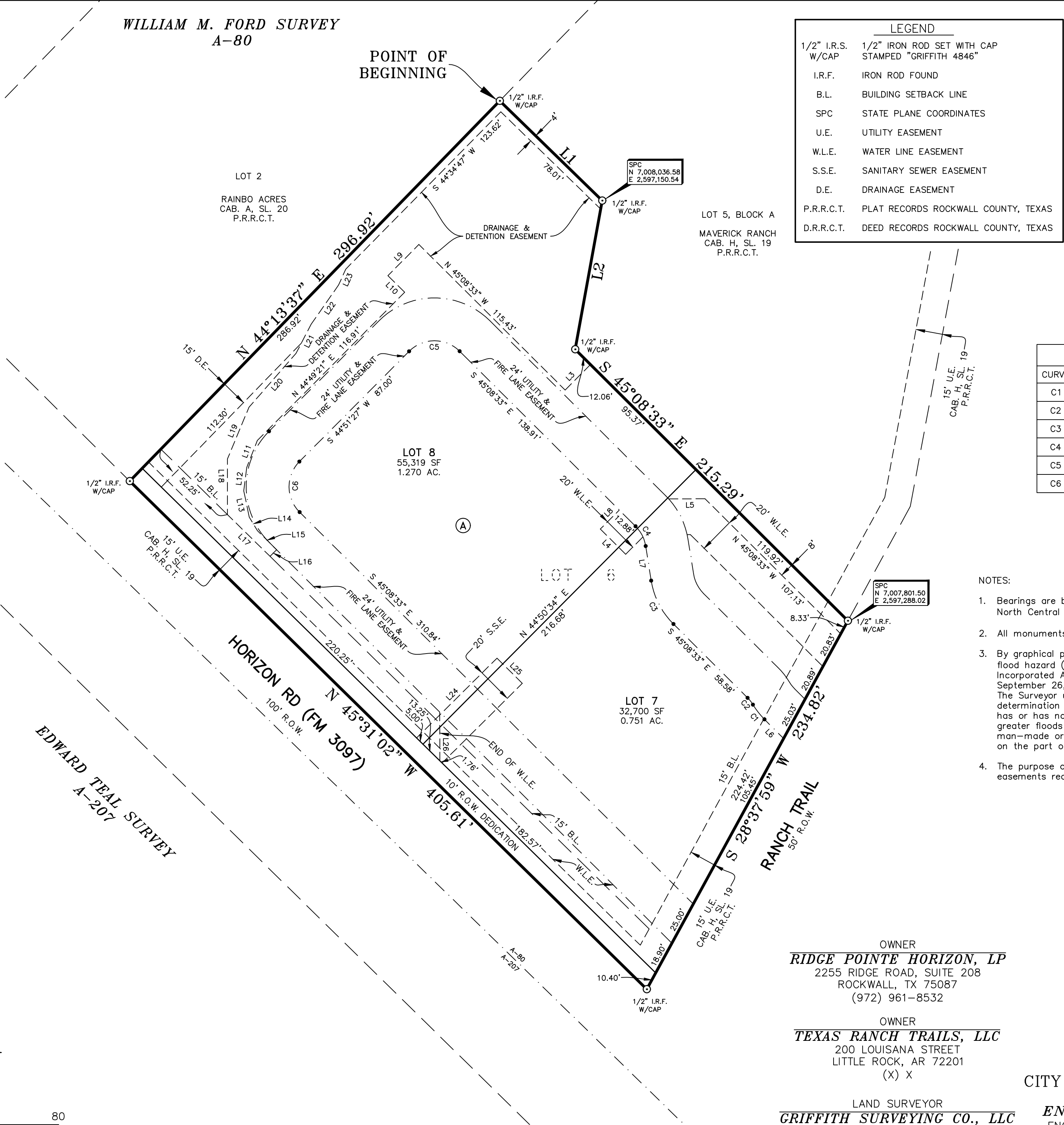
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*

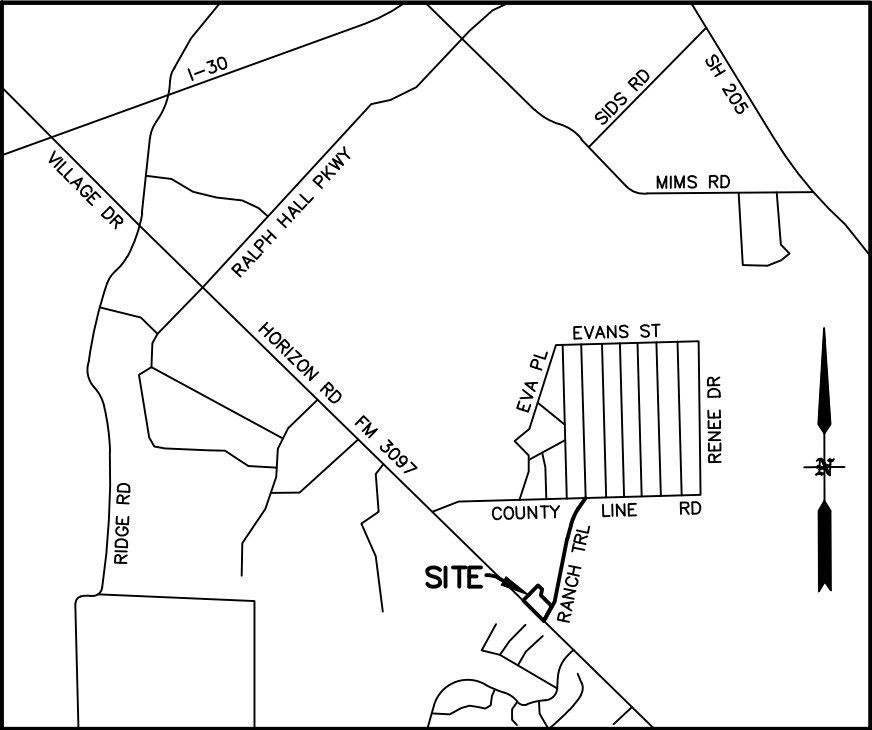
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT  
MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

BEING A REPLAT OF

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

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER  
RIDGE POINTE HORIZON, LP  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
TEXAS RANCH TRAILS, LLC  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
GRIFFITH SURVEYING CO., LLC  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC , BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the north corner of said Lot 6 and the west corner of Lot 5 of said Block A, said corner being on the southeast boundary line of Lot 2, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20 of said Plat Records;

THENCE Southeasterly, with the common boundary lines of said Lot 6 and said Lot 5, the following courses:

South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the east corner of said Lot 6, said corner being in the northwest right–of–way line of Ranch Trail, a 50 ft. right–of–way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the common boundary line of said Ranch Trail and said Lot 6, a distance of 234.82 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 6, said corner being the intersection of the northwest right–of–way line of said Ranch Road, and Horizon Road, a 100 ft. right–of–way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the common boundary line of said Lot 6 and said Horizon Road, a distance of 405.61 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the west corner of said Lot 6 and the south corner of said Lot 2;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 6, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, LOT 7 AND 8, BLOCK A, have been notified and signed this plat.

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

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RIDGE POINTE HORIZON, LP (OWNER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

FOR: \_\_\_\_\_ (LEIN–HOLDER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

\_\_\_\_\_  
CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission  
\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, 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

REPLAT

MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

BEING A REPLAT OF

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

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A–80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941–8400 FAX (972) 941–8401

DATE: MAY 11, 2020

SHEET 2 OF 2



# 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:** July, 06 2020  
**APPLICANT:** Bill Thomas; *Engineering Concepts & Design, LP*  
**CASE NUMBER:** P2020-024; *Lots 7 & 8, Block A, Maverick Ranch Addition*

---

### SUMMARY

Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

### PLAT INFORMATION

- ☒ The applicant is requesting to replat a 2.113-acre parcel of land (*i.e. Lot 6, Block A, Maverick Ranch Addition*) for purpose of establishing two (2) lots (*i.e. Lots 7 & 8, Block A, Maverick Ranch Addition*) to establish a cross access easement and other easements necessary to develop the site with a strip retail building. The plat also includes ten (10) feet of right-of-way dedication along Horizon Road.
- ☒ On February 13, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-003*] for the construction of a ~10,998 SF building on the subject property. In accordance with this site plan a variance to the ten (10) foot landscape buffer was approved by the City Council on April 16, 2018.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the 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 the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lots 7 & 8, Block A, Maverick Ranch Addition*, staff would propose the following conditions of approval:

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

### PLANNING AND ZONING COMMISSION

On June 30, 2020, the Planning and Zoning Commission made a motion to recommend approval of the plat with staff conditions. The motion was approved by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

## Platting Application Fees:

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

## Site Plan Application Fees:

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

## Zoning Application Fees:

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

## Other Application Fees:

- ☐ Tree Removal (\$75.00)

## Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

- ☐ **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 Ridge Pointe Horizon, LP (LOT 7)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 750998

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of JUNE, 2020. 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 2nd day of JUNE, 2020.

Owner's/Applicant's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*



My Commission Expires 5-10-2024



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

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### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

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

Current Zoning Commercial (C) District

Current Use Vacant

Proposed Zoning Commercial (C) District

Proposed Use Retail Center

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

☐ **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 Texas Ranch Trails, LLC (LOT 8)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 200 Louisiana Street

Address 201 Windco Circle

City, State & Zip Little Rock, AR 72201

City, State & Zip Wylie, TX 75099

Phone

Phone 9729418403

E-Mail

E-Mail bill@ecdpl.com

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 02 day of June, 2020. 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."

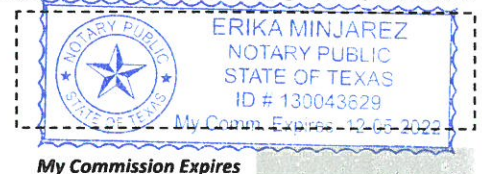
Given under my hand and seal of office on this the 02 day of June, 2020.

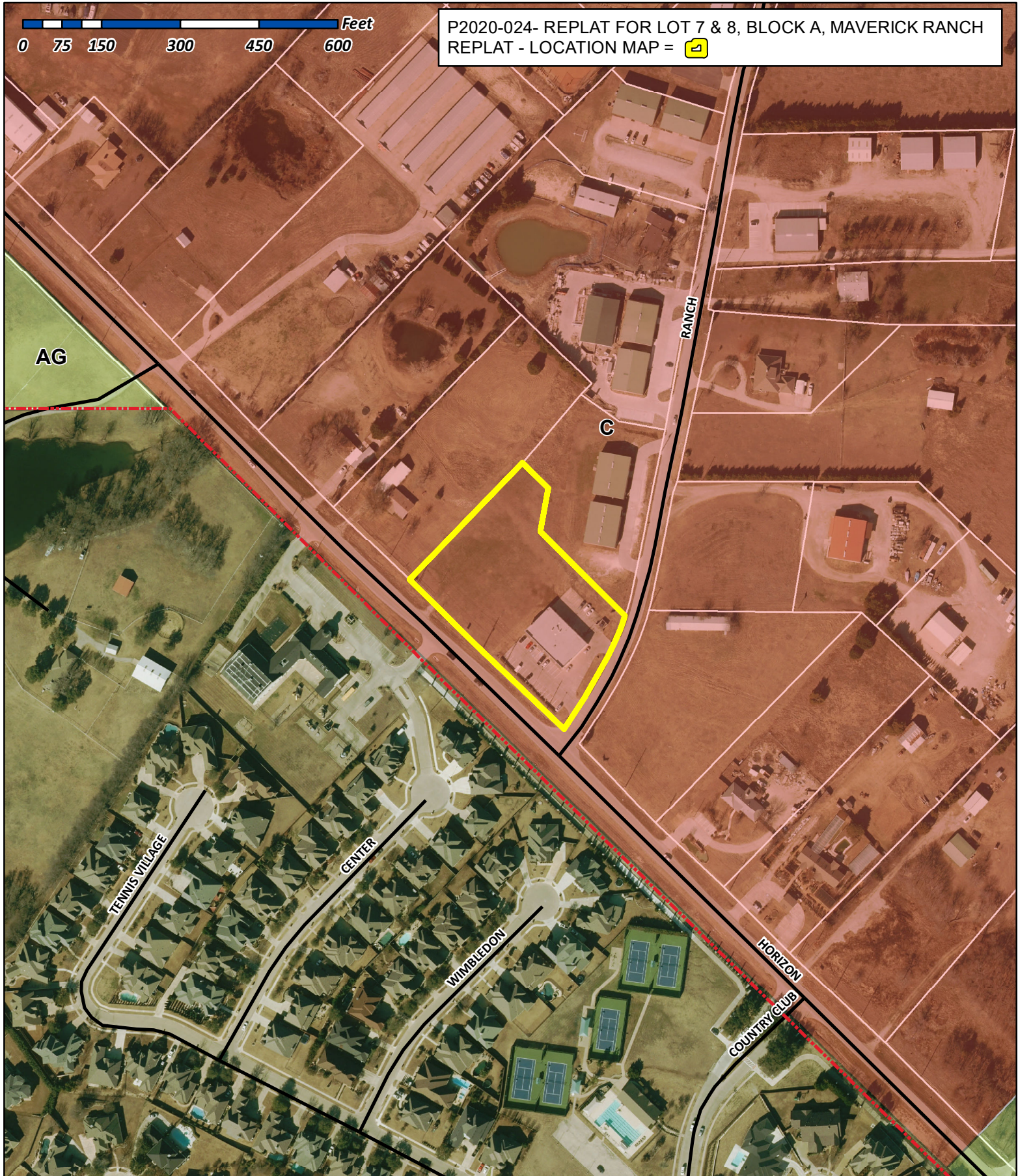
Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez

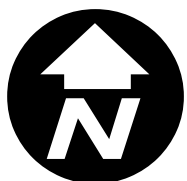




## City of Rockwall

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

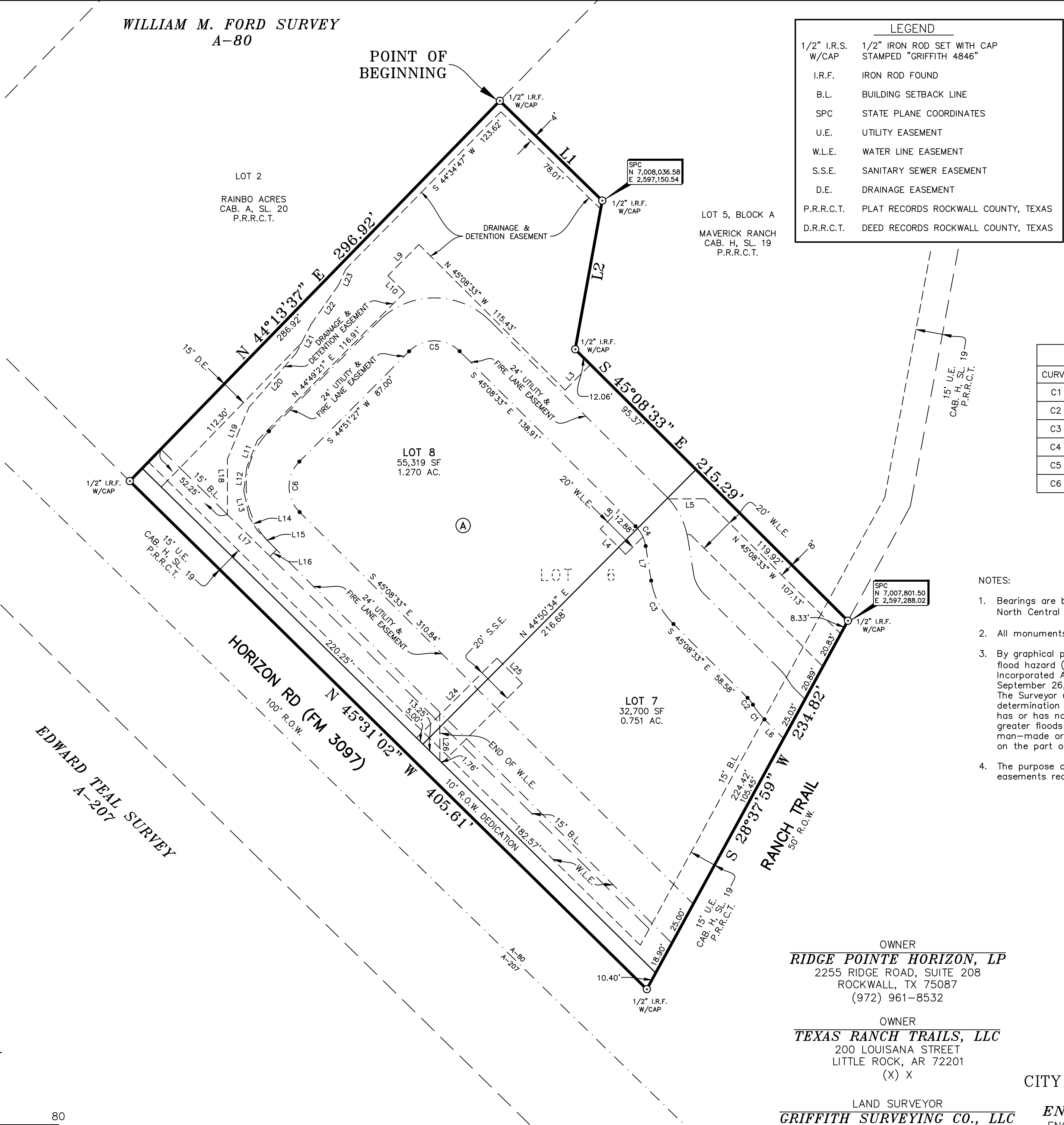
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



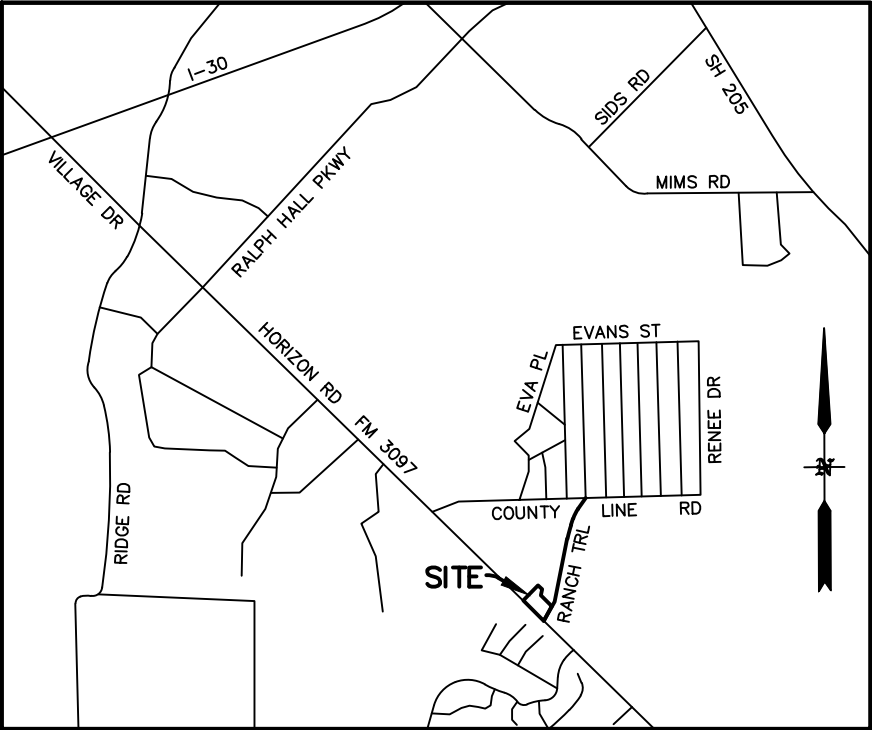
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY  
A-80

POINT OF  
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT  
MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

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

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER  
RIDGE POINTE HORIZON, LP  
2255 RIDGE ROAD, SUITE 208  
ROCKWALL, TX 75087  
(972) 961-8532

OWNER  
TEXAS RANCH TRAILS, LLC  
200 LOUISIANA STREET  
LITTLE ROCK, AR 72201  
(X) X

LAND SURVEYOR  
GRIFFITH SURVEYING CO., LLC  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. \_\_\_\_

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC , BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the north corner of said Lot 6 and the west corner of Lot 5 of said Block A, said corner being on the southeast boundary line of Lot 2, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20 of said Plat Records;

THENCE Southeasterly, with the common boundary lines of said Lot 6 and said Lot 5, the following courses:

South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the east corner of said Lot 6, said corner being in the northwest right–of–way line of Ranch Trail, a 50 ft. right–of–way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the common boundary line of said Ranch Trail and said Lot 6, a distance of 234.82 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 6, said corner being the intersection of the northwest right–of–way line of said Ranch Road, and Horizon Road, a 100 ft. right–of–way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the common boundary line of said Lot 6 and said Horizon Road, a distance of 405.61 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the west corner of said Lot 6 and the south corner of said Lot 2;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 6, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, LOT 7 AND 8, BLOCK A, have been notified and signed this plat.

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

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RIDGE POINTE HORIZON, LP (OWNER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

FOR: \_\_\_\_\_ (LEIN–HOLDER)

BY: \_\_\_\_\_  
PRINTED NAME:  
TITLE:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, 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

REPLAT

MAVERICK RANCH  
LOT 7 AND 8, BLOCK A

BEING A REPLAT OF

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

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A–80  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

(972) 941–8400 FAX (972) 941–8401

DATE: MAY 11, 2020

SHEET 2 OF 2

**Lee, Henry**

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**From:** Henry Lee  
**Sent:** Friday, June 26, 2020 3:59 PM  
**To:** 'bill@ecdip.com'  
**Subject:** Rockwall Staff Comments P2020-024  
**Attachments:** Packet [P&Z] (06.30.2020).pdf

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, June 30, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

## Lee, Henry

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**From:** Gonzales, David  
**Sent:** Wednesday, July 1, 2020 5:46 PM  
**To:** 'bill@ecdip.com'; [REDACTED]; Henry Lee  
**Cc:** [REDACTED]; Foshee, Craig; Permits; [REDACTED]  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Eddie,

The plat was recommended for approval by the Planning and Zoning Commission at last night's meeting. This will go before the City Council next week on Monday, July 6, 2020 for final disposition. This will not go to P&Z or Council on the dates listed per the reply. Additionally, please address all staff comments and forward the revised plat via PDF to Henry Lee, Planner, who is copied on this email and is the case manager. Once staff comments have been addressed, he will notify you when the mylar copies, tax receipts, and filing fees can be delivered for filing purposes.

Let us know if you have any additional questions.

Thank you,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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**From:** Bill Thomas [mailto:bill@ecdip.com]  
**Sent:** Wednesday, July 1, 2020 4:50 PM  
**To:** [REDACTED]; Gonzales, David  
**Cc:** [REDACTED]; Foshee, Craig; Permits; [REDACTED]  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Eddie, we were on the consent agenda at last nights PZ Work Session meeting and anticipate we will be on consent for the Tuesday July 14<sup>th</sup> Regular PZ meeting. Plat should be on July 20<sup>th</sup> Council agenda.

I will attend the PZ and Council meetings in case questions arise.

Bill Thomas

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**From:** Eddie Bond <[pwpllc1@gmail.com](mailto:pwpllc1@gmail.com)>  
**Sent:** Wednesday, July 1, 2020 4:12 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** [bill@ecdip.com](mailto:bill@ecdip.com); [REDACTED]; Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh

Houser [REDACTED]; Justin Proctor [REDACTED]

**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INSPECTIONS FORM)

David,

Just checking in on the status of the replat application we submitted on June 19.

Could you please let us know where we are in the process so that we may provide our building owner with updated information?

Thank you for your help.

Eddie Bond  
Preferred Wildlife Properties, LLC  
972.571.6555

On Wed, Jun 3, 2020 at 9:03 AM Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Good morning Eddie,

Unfortunately, staff is not able to accept plat applications outside of the submittal dates we have scheduled. This is due to the 30 day provision or what is commonly referred to as the 'shot clock' rule imposed by HB3167 when the state passed legislation in September of 2019. The next application submittal date is June 19, 2020.

Let me know if you have any further questions.

Thank you,



**DAVID GONZALES, AICP**  
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972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Bill Thomas [mailto:[bill@ecdip.com](mailto:bill@ecdip.com)]  
**Sent:** Tuesday, June 2, 2020 3:55 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>; 'Eddie Bond' [REDACTED]  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; 'Josh Houser' [REDACTED]  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Hello David, we have the application for this Final Plat all worked out now and want to get it in to you.

It appears the next formal submittal date is 6-19. Can we submit it prior to then?

Thank you.

Bill Thomas

ECDLP

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Wednesday, March 18, 2020 5:00 PM  
**To:** 'Eddie Bond' [REDACTED]  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]; [bill@ecdip.com](mailto:bill@ecdip.com)  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

From a planning standpoint, the only item completed was the site plan [SP2018-003]. The plat application was to be submitted after the civil engineering plans were completed (or at 80%)/approved. Keep in mind that a proposed plat was probably submitted with the civil engineering plans; however, that is not considered a submittal for the Planning and Zoning Commission or City Council review, only staff at a preliminary stage. Hope all this makes sense, if not give me a call. Thank you,



**DAVID GONZALES, AICP**  
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[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Eddie Bond [REDACTED]  
**Sent:** Wednesday, March 18, 2020 4:36 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]; [bill@ecdip.com](mailto:bill@ecdip.com)  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

David,

It was my understanding that all of this was done last year and that we only need to file for the replat. Is this not correct?

I have copied our civil engineer here so that he is aware of the deadline.

Thanks,

Eddie Bond

Preferred Wildlife Properties, LLC

972.571.6555

On Wed, Mar 18, 2020 at 4:29 PM Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Thank you for your response Eddie. I do need to make you aware that our next application deadline is this Friday. You will need to complete a development applicant and provide all the materials necessary to take this forward (see link below for checklist of items needed when submitting). You should also be aware that if the plat application and all of the required documents are not submitted on Friday, the next application deadline will be April 17, 2020. Please refer to the link for all information needed, and let me know if you have any additional questions.

Thank you,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Eddie Bond [REDACTED]  
**Sent:** Wednesday, March 18, 2020 4:21 PM  
**To:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>  
**Cc:** Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]; Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Craig,

Thank you for the update.

We are aware of the need for a replat. We have had the required information to file the replat from our property owner since March 2, but we have yet to receive the required information from the neighboring property owner. I have requested this information 3 times from David English, but he has not given me the required information yet (maybe he is trying to get from the property owner?). Our Civil Engineer is on standby ready to file for the replat as soon as we receive the additional information from David English.

Thank you for your help.

Eddie Bond

Preferred Wildlife Properties, LLC

972.571.6555

On Wed, Mar 18, 2020 at 2:48 PM Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)> wrote:

Mr. Bond,

I just left you a voicemail concerning this project. I have routed all responses and revisions for review. Please be advised I just spoke to David Gonzales – Manager of Planning & Zoning and the replat was never submitted from the comment below on December 19, 2019.

**The subject property requires submittal and approval of a replat prior to release of the building permit.**

**Until this is resolved with the Planning & Zoning, we will not be able to issue the Building Permit. I have included David Gonzales in this email as well.**

Thank you,

Craig Foshee

Plans Examiner

Building Inspection

City of Rockwall

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**From:** Eddie Bond [REDACTED]

**Sent:** Wednesday, March 18, 2020 12:29 PM

**To:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>

**Cc:** Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor

[REDACTED]

**Subject:** BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Craig,

See attached statement of required special inspections for this project.

Could you please give me a call when you have a minute to discuss any remaining items required for release or the building permit?

Thank you for your help.

Eddie Bond

Preferred Wildlife Properties, LLC

972.571.6555

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## Lee, Henry

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**From:** Josh Houser [REDACTED]  
**Sent:** Saturday, July 18, 2020 4:33 PM  
**To:** Henry Lee  
**Cc:** bill@ecdip.com; [REDACTED]; Foshee, Craig; Permits; [REDACTED]; Gonzales, David  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Mr. Lee,

Can you give us an update on where we are in the process for this project please? We are dying on the vine and need to be released so we can commence work. Any update will be very appreciated.

Thank you,

Josh Houser  
[REDACTED]

On Jul 1, 2020, at 5:45 PM, Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Eddie,

The plat was recommended for approval by the Planning and Zoning Commission at last night's meeting. This will go before the City Council next week on Monday, July 6, 2020 for final disposition. This will not go to P&Z or Council on the dates listed per the reply. Additionally, please address all staff comments and forward the revised plat via PDF to Henry Lee, Planner, who is copied on this email and is the case manager. Once staff comments have been addressed, he will notify you when the mylar copies, tax receipts, and filing fees can be delivered for filing purposes.

Let us know if you have any additional questions.

Thank you,

DAVID GONZALES, AICP

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
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**FROM:** BILL THOMAS [[MAILTO:BILL@ECDLP.COM](mailto:MAILTO:BILL@ECDLP.COM)]  
**SENT:** WEDNESDAY, JULY 1, 2020 4:50 PM  
**TO:** 'EDDIE BOND' [REDACTED]; GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>  
**CC:** [REDACTED] FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>; PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; 'JOSH HOUSER' [REDACTED]; 'JUSTIN PROCTOR' [REDACTED]  
**SUBJECT:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

EDDIE, WE WERE ON THE CONSENT AGENDA AT LAST NIGHTS PZ WORK SESSION MEETING AND ANTICIPATE WE WILL BE ON CONSENT FOR THE TUESDAY JULY 14<sup>TH</sup> REGULAR PZ MEETING. PLAT SHOULD BE ON JULY 20<sup>TH</sup> COUNCIL AGENDA.  
I WILL ATTEND THE PZ AND COUNCIL MEETINGS IN CASE QUESTIONS ARISE.  
BILL THOMAS

---

FROM: EDDIE BOND [REDACTED] >  
SENT: WEDNESDAY, JULY 1, 2020 4:12 PM  
TO: GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>  
CC: [BILL@ECDLP.COM](mailto:BILL@ECDLP.COM); [REDACTED]; FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>; PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; JOSH HOUSER [REDACTED] >; JUSTIN PROCTOR [REDACTED] >

SUBJECT: RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

DAVID,  
JUST CHECKING IN ON THE STATUS OF THE REPLAT APPLICATION WE SUBMITTED ON JUNE 19. COULD YOU PLEASE LET US KNOW WHERE WE ARE IN THE PROCESS SO THAT WE MAY PROVIDE OUR BUILDING OWNER WITH UPDATED INFORMATION?  
THANK YOU FOR YOUR HELP.

EDDIE BOND  
PREFERRED WILDLIFE PROPERTIES, LLC  
972.571.6555

ON WED, JUN 3, 2020 AT 9:03 AM GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)> WROTE:

GOOD MORNING EDDIE,  
UNFORTUNATELY, STAFF IS NOT ABLE TO ACCEPT PLAT APPLICATIONS OUTSIDE OF THE SUBMITTAL DATES WE HAVE SCHEDULED. THIS IS DUE TO THE 30 DAY PROVISION OR WHAT IS COMMONLY REFERRED TO AS THE 'SHOT CLOCK' RULE IMPOSED BY HB3167 WHEN THE STATE PASSED LEGISLATION IN SEPTEMBER OF 2019. THE NEXT APPLICATION SUBMITTAL DATE IS JUNE 19, 2020. LET ME KNOW IF YOU HAVE ANY FURTHER QUESTIONS.

THANK YOU,

DAVID GONZALES, AICP

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
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FROM: BILL THOMAS [mailto:[BILL@ECDLP.COM](mailto:BILL@ECDLP.COM)]

SENT: TUESDAY, JUNE 2, 2020 3:55 PM

TO: GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>; 'EDDIE BOND' [REDACTED];

[REDACTED] PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; 'JOSH HOUSER' [REDACTED] 'JUSTIN PROCTOR' [REDACTED]

SUBJECT: RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

HELLO DAVID, WE HAVE THE APPLICATION FOR THIS FINAL PLAT ALL WORKED OUT NOW AND WANT TO GET IT IN TO YOU.

IT APPEARS THE NEXT FORMAL SUBMITTAL DATE IS 6-19. CAN WE SUBMIT IT PRIOR TO THEN?

THANK YOU.

BILL THOMAS  
ECDLP

---

FROM: GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>  
SENT: WEDNESDAY, MARCH 18, 2020 5:00 PM  
TO: 'EDDIE BOND' [REDACTED]  
CC: FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>; PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; JOSH HOUSER [REDACTED]; JUSTIN PROCTOR <[REDACTED]>  
[BILL@ECDLP.COM](mailto:BILL@ECDLP.COM)

SUBJECT: RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

FROM A PLANNING STANDPOINT, THE ONLY ITEM COMPLETED WAS THE SITE PLAN [SP2018-003]. THE PLAT APPLICATION WAS TO BE SUBMITTED AFTER THE CIVIL ENGINEERING PLANS WERE COMPLETED (OR AT 80%)/APPROVED. KEEP IN MIND THAT A PROPOSED PLAT WAS PROBABLY SUBMITTED WITH THE CIVIL ENGINEERING PLANS; HOWEVER, THAT IS NOT CONSIDERED A SUBMITTAL FOR THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL REVIEW, ONLY STAFF AT A PRELIMINARY STAGE. HOPE ALL THIS MAKES SENSE, IF NOT GIVE ME A CALL. THANK YOU,

DAVID GONZALES, AICP

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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FROM: EDDIE BOND [[MAILTO:PWPLLC1@GMAIL.COM](mailto:PWPLLC1@GMAIL.COM)]  
SENT: WEDNESDAY, MARCH 18, 2020 4:36 PM  
TO: GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>  
CC: FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>; PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; JOSH HOUSER <[JOSHHOUSER1@ICLOUD.COM](mailto:JOSHHOUSER1@ICLOUD.COM)>; JUSTIN PROCTOR <[JUSTIN.S.PROCTOR@GMAIL.COM](mailto:JUSTIN.S.PROCTOR@GMAIL.COM)>;  
[BILL@ECDLP.COM](mailto:BILL@ECDLP.COM)

SUBJECT: RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

DAVID,

IT WAS MY UNDERSTANDING THAT ALL OF THIS WAS DONE LAST YEAR AND THAT WE ONLY NEED TO FILE FOR THE REPLAT. IS THIS NOT CORRECT?

I HAVE COPIED OUR CIVIL ENGINEER HERE SO THAT HE IS AWARE OF THE DEADLINE.

THANKS,

EDDIE BOND

PREFERRED WILDLIFE PROPERTIES, LLC

972.571.6555

ON WED, MAR 18, 2020 AT 4:29 PM GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)> WROTE:

THANK YOU FOR YOUR RESPONSE EDDIE. I DO NEED TO MAKE YOU AWARE THAT OUR NEXT APPLICATION DEADLINE IS THIS FRIDAY. YOU WILL NEED TO COMPLETE A DEVELOPMENT APPLICANT AND PROVIDE ALL THE MATERIALS NECESSARY TO TAKE THIS FORWARD (SEE LINK BELOW FOR CHECKLIST OF ITEMS NEEDED WHEN SUBMITTING). YOU SHOULD ALSO BE AWARE THAT IF THE PLAT APPLICATION AND ALL OF THE REQUIRED DOCUMENTS ARE NOT SUBMITTED ON FRIDAY, THE NEXT APPLICATION DEADLINE WILL BE APRIL 17, 2020. PLEASE REFER TO THE LINK FOR ALL INFORMATION NEEDED, AND LET ME KNOW IF YOU HAVE ANY ADDITIONAL QUESTIONS.  
[HTTP://WWW.ROCKWALL.COM/PZ/PLANNING/DOCUMENTS/DEVELOPMENT%20APPLICATION%20\(COMPLETE\).PDF](http://www.rockwall.com/pz/planning/documents/development%20application%20(complete).pdf)

THANK YOU,

DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

---

FROM: EDDIE BOND [MAILTO: [REDACTED]]  
SENT: WEDNESDAY, MARCH 18, 2020 4:21 PM  
TO: FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>  
CC: PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; JOSH HOUSER [REDACTED]; JUSTIN PROCTOR [REDACTED]; GONZALES, DAVID <[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)>  
SUBJECT: RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INSPECTIONS FORM)

CRAIG,

THANK YOU FOR THE UPDATE.

WE ARE AWARE OF THE NEED FOR A REPLAT. WE HAVE HAD THE REQUIRED INFORMATION TO FILE THE REPLAT FROM OUR PROPERTY OWNER SINCE MARCH 2, BUT WE HAVE YET TO RECEIVE THE REQUIRED INFORMATION FROM THE NEIGHBORING PROPERTY OWNER. I HAVE REQUESTED THIS INFORMATION 3 TIMES FROM DAVID ENGLISH, BUT HE HAS NOT GIVEN ME THE REQUIRED INFORMATION YET (MAYBE HE IS TRYING TO GET FROM THE PROPERTY OWNER?). OUR CIVIL ENGINEER IS ON STANDBY READY TO FILE FOR THE REPLAT AS SOON AS WE RECEIVE THE ADDITIONAL INFORMATION FROM DAVID ENGLISH.

THANK YOU FOR YOUR HELP.

EDDIE BOND

PREFERRED WILDLIFE PROPERTIES, LLC

972.571.6555

ON WED, MAR 18, 2020 AT 2:48 PM FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)> WROTE:

MR. BOND,

I JUST LEFT YOU A VOICEMAIL CONCERNING THIS PROJECT. I HAVE ROUTED ALL RESPONSES AND REVISIONS FOR REVIEW. PLEASE BE ADVISED I JUST SPOKE TO DAVID GONZALES – MANAGER OF PLANNING & ZONING AND THE REPLAT WAS NEVER SUBMITTED FROM THE COMMENT BELOW ON DECEMBER 19, 2019.

**THE SUBJECT PROPERTY REQUIRES SUBMITTAL AND APPROVAL OF A REPLAT PRIOR TO RELEASE OF THE BUILDING PERMIT.**

UNTIL THIS IS RESOLVED WITH THE PLANNING & ZONING, WE WILL NOT BE ABLE TO ISSUE THE BUILDING PERMIT. I HAVE INCLUDED DAVID GONZALES IN THIS EMAIL AS WELL.

THANK YOU,

CRAIG FOSHEE

PLANS EXAMINER

BUILDING INSPECTION

CITY OF ROCKWALL

---

FROM: EDDIE BOND [MAILTO: [REDACTED]]  
SENT: WEDNESDAY, MARCH 18, 2020 12:29 PM  
TO: FOSHEE, CRAIG <[CFOSHEE@ROCKWALL.COM](mailto:CFOSHEE@ROCKWALL.COM)>  
CC: PERMITS <[PERMITS@ROCKWALL.COM](mailto:PERMITS@ROCKWALL.COM)>; JOSH HOUSER [REDACTED]; JUSTIN PROCTOR [REDACTED]  
SUBJECT: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INSPECTIONS FORM)

CRAIG,

SEE ATTACHED STATEMENT OF REQUIRED SPECIAL INSPECTIONS FOR THIS PROJECT.

COULD YOU PLEASE GIVE ME A CALL WHEN YOU HAVE A MINUTE TO DISCUSS ANY REMAINING ITEMS REQUIRED FOR RELEASE OR THE BUILDING PERMIT?

**THANK YOU FOR YOUR HELP.**  
**EDDIE BOND**  
**PREFERRED WILDLIFE PROPERTIES, LLC**  
**972.571.6555**

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## Lee, Henry

---

**From:** Henry Lee  
**Sent:** Monday, July 20, 2020 11:42 AM  
**To:** 'bill@ecdip.com'  
**Subject:** RE: Rockwall Staff Comments P2020-024  
**Attachments:** Replat Comment (07.20.2020).pdf

Good Morning,

After reviewing your revised plat I have two comments that must be addressed on the plat and one question.  
Comments:

M.12 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

Typo on Plat and Owner's Certificate – Rainbow Acres is spelled incorrectly

My question is where does the ROW dedication end; the area in question is indicated on the attached document.

I need to verify where the ROW ends so I can calculate if the acreage callout is correct.

Once these comments are addressed, and the end point for the ROW dedication can be verified, send me the updated plat for my final review.

If all is well then I will send you the information on how to submit mylars.

If you have any more questions feel free to contact me.

Thank you,

Henry Lee

---

**From:** Bill Thomas  
**Sent:** Monday, July 20, 2020 10:57 AM  
**To:** Henry Lee  
**Subject:** RE: Rockwall Staff Comments P2020-024

Henry,  
Comments Addressed.  
Thank you,  
Bill Thomas

---

**From:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 26, 2020 3:59 PM  
**To:** 'bill@ecdip.com' <[bill@ecdip.com](mailto:bill@ecdip.com)>  
**Subject:** Rockwall Staff Comments P2020-024

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, June 30, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

---

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## Lee, Henry

---

**From:** Bill Thomas <bill@ecdip.com>  
**Sent:** Monday, July 20, 2020 1:30 PM  
**To:** Henry Lee  
**Subject:** FW: Rockwall Staff Comments P2020-024  
**Attachments:** A-20 Rainbo Acres.pdf; Closure Report.txt; Closure Reports - Lots and ROW.TXT; 5210 Replat 2018 (7-20-2020).pdf

Henry, I will give you a call here in a minute.  
Thanks!  
Bill Thomas

---

**From:** [REDACTED]  
**Sent:** Monday, July 20, 2020 1:25 PM  
**To:** Bill Thomas  
**Subject:** FW: Rockwall Staff Comments P2020-024

Bill,  
I fixed the corner clip which I made wrong and have made closure reports of the lots and dedication tracts. I don't know how to make this more clear than it is shown now.. There is some confusion related to the adjoiner name. Unless there is a City Ordinance that changed the name of Rainbo Acres to Rainbow Acres, we are showing it correctly. I've attached the plat for that adjoiner for reference.

---

**From:** Bill Thomas [<mailto:bill@ecdip.com>]  
**Sent:** Monday, July 20, 2020 12:12 PM  
**To:** 'Susan Murra'  
**Subject:** FW: Rockwall Staff Comments P2020-024

---

**From:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Monday, July 20, 2020 11:42 AM  
**To:** 'bill@ecdip.com' <[bill@ecdip.com](mailto:bill@ecdip.com)>  
**Subject:** RE: Rockwall Staff Comments P2020-024

Good Morning,

After reviewing your revised plat I have two comments that must be addressed on the plat and one question.  
Comments:

M.12 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

Typo on Plat and Owner's Certificate – Rainbow Acres is spelled incorrectly

My question is where does the ROW dedication end; the area in question is indicated on the attached document.

I need to verify where the ROW ends so I can calculate if the acreage callout is correct.

Once these comments are addressed, and the end point for the ROW dedication can be verified, send me the updated plat for my final review.

If all is well then I will send you the information on how to submit mylars.

If you have any more questions feel free to contact me.

Thank you,

Henry Lee

---

**From:** Bill Thomas <[bill@ecdip.com](mailto:bill@ecdip.com)>  
**Sent:** Monday, July 20, 2020 10:57 AM  
**To:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** RE: Rockwall Staff Comments P2020-024

Henry,  
Comments Addressed.  
Thank you,  
Bill Thomas

---

**From:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 26, 2020 3:59 PM  
**To:** 'bill@ecdip.com' <[bill@ecdip.com](mailto:bill@ecdip.com)>  
**Subject:** Rockwall Staff Comments P2020-024

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, *June 30, 2020* in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

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**Lee, Henry**

---

**From:** Henry Lee  
**Sent:** Monday, July 20, 2020 2:11 PM  
**To:** Johnston, Sarah  
**Subject:** Maverick Ranch Replat  
**Attachments:** Replat (07.20.2020).pdf

Here is that replat revision from Bill Thomas

**Lee, Henry**

---

**From:** Henry Lee  
**Sent:** Monday, July 20, 2020 8:56 AM  
**To:** [REDACTED]  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Good Morning,

I am currently waiting on the revised plat that addresses the staff comments sent to Bill Thomas 3 weeks ago. Once I receive this revised plat staff will review it again for more comments. If there are none I will contact the applicant (Bill) on how to file the mylars. If you have any more questions feel free to contact me.

Thank you,

Henry Lee

---

**From:** Josh Houser  
**Sent:** Saturday, July 18, 2020 4:33 PM  
**To:** Henry Lee  
**Cc:** bill@ecdip.com; [REDACTED]; Foshee, Craig; Permits; [REDACTED]; Gonzales, David  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Mr. Lee,

Can you give us an update on where we are in the process for this project please? We are dying on the vine and need to be released so we can commence work. Any update will be very appreciated.

Thank you,

Josh Houser  
[REDACTED]

On Jul 1, 2020, at 5:45 PM, Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Eddie,

The plat was recommended for approval by the Planning and Zoning Commission at last night's meeting. This will go before the City Council next week on Monday, July 6, 2020 for final disposition. This will not go to P&Z or Council on the dates listed per the reply. Additionally, please address all staff comments and forward the revised plat via PDF to Henry Lee, Planner, who is copied on this email and is the case manager. Once staff comments have been addressed, he will notify you when the mylar copies, tax receipts, and filing fees can be delivered for filing purposes.

Let us know if you have any additional questions.

Thank you,

**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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**From:** Bill Thomas [<mailto:bill@ecdip.com>]  
**Sent:** Wednesday, July 1, 2020 4:50 PM  
**To:** 'Eddie Bond' [REDACTED]; Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** [REDACTED]; Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; 'Josh Houser' [REDACTED]; 'Justin Proctor' [REDACTED]  
**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Eddie, we were on the consent agenda at last nights PZ Work Session meeting and anticipate we will be on consent for the Tuesday July 14<sup>th</sup> Regular PZ meeting. Plat should be on July 20<sup>th</sup> Council agenda.

I will attend the PZ and Council meetings in case questions arise.

Bill Thomas

---

**From:** Eddie Bond [REDACTED]  
**Sent:** Wednesday, July 1, 2020 4:12 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** [bill@ecdip.com](mailto:bill@ecdip.com); [REDACTED]; Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

David,

Just checking in on the status of the replat application we submitted on June 19.

Could you please let us know where we are in the process so that we may provide our building owner with updated information?

Thank you for your help.

Eddie Bond  
Preferred Wildlife Properties, LLC  
972.571.6555

On Wed, Jun 3, 2020 at 9:03 AM Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Good morning Eddie,

Unfortunately, staff is not able to accept plat applications outside of the submittal dates we have scheduled. This is due to the 30 day provision or what is commonly referred to as the 'shot clock' rule imposed by HB3167 when the state passed legislation in September of 2019. The next application submittal date is June 19, 2020.

Let me know if you have any further questions.

Thank you,

**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Bill Thomas [mailto:[bill@ecdip.com](mailto:bill@ecdip.com)]

**Sent:** Tuesday, June 2, 2020 3:55 PM

**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>; 'Eddie Bond' [REDACTED]

**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; 'Josh Houser'

[REDACTED] 'Justin Proctor' [REDACTED]

**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Hello David, we have the application for this Final Plat all worked out now and want to get it in to you.

It appears the next formal submittal date is 6-19. Can we submit it prior to then?

Thank you.

Bill Thomas

ECDLP

---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Sent:** Wednesday, March 18, 2020 5:00 PM

**To:** 'Eddie Bond' [REDACTED]

**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser

[REDACTED]; Justin Proctor [REDACTED]; [bill@ecdip.com](mailto:bill@ecdip.com)

**Subject:** RE: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

From a planning standpoint, the only item completed was the site plan [SP2018-003]. The plat application was to be submitted after the civil engineering plans were completed (or at 80%)/approved. Keep in mind that a proposed plat was probably submitted with the civil engineering plans; however, that is not considered a submittal for the Planning and Zoning Commission or City Council review, only staff at a preliminary stage. Hope all this makes sense, if not give me a call. Thank you,

**DAVID GONZALES, AICP**

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---

**From:** Eddie Bond [REDACTED]  
**Sent:** Wednesday, March 18, 2020 4:36 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]; [bill@ecdip.com](mailto:bill@ecdip.com)  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

David,

It was my understanding that all of this was done last year and that we only need to file for the replat. Is this not correct?

I have copied our civil engineer here so that he is aware of the deadline.

Thanks,

Eddie Bond  
Preferred Wildlife Properties, LLC  
972.571.6555

On Wed, Mar 18, 2020 at 4:29 PM Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Thank you for your response Eddie. I do need to make you aware that our next application deadline is this Friday. You will need to complete a development applicant and provide all the materials necessary to take this forward (see link below for checklist of items needed when submitting). You should also be aware that if the plat application and all of the required documents are not submitted on Friday, the next application deadline will be April 17, 2020. Please refer to the link for all information needed, and let me know if you have any additional questions.

[http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20(Complete).pdf)

Thank you,

**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

---

**From:** Eddie Bond [mailto: [REDACTED]]  
**Sent:** Wednesday, March 18, 2020 4:21 PM  
**To:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>  
**Cc:** Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor [REDACTED]; Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** Re: BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INPSECTIONS FORM)

Craig,

Thank you for the update.

We are aware of the need for a replat. We have had the required information to file the replat from our property owner since March 2, but we have yet to receive the required information from the neighboring property owner. I have requested this information 3 times from David English, but he has not given me the required information yet (maybe he is trying to get from the property owner?). Our Civil Engineer is on standby ready to file for the replat as soon as we receive the additional information from David English.

Thank you for your help.

Eddie Bond  
Preferred Wildlife Properties, LLC  
972.571.6555

On Wed, Mar 18, 2020 at 2:48 PM Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)> wrote:

Mr. Bond,

I just left you a voicemail concerning this project. I have routed all responses and revisions for review. Please be advised I just spoke to David Gonzales – Manager of Planning & Zoning and the replat was never submitted from the comment below on December 19, 2019.

**The subject property requires submittal and approval of a replat prior to release of the building permit.**

**Until this is resolved with the Planning & Zoning, we will not be able to issue the Building Permit. I have included David Gonzales in this email as well.**

Thank you,

Craig Foshee  
Plans Examiner  
Building Inspection  
City of Rockwall

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**From:** Eddie Bond [mailto:[REDACTED]]  
**Sent:** Wednesday, March 18, 2020 12:29 PM  
**To:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>  
**Cc:** Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>; Josh Houser [REDACTED]; Justin Proctor <[REDACTED]>  
**Subject:** BLD2019-3141 5701 HORIZON RD PLAN REVIEW COMMENTS (REQUIRED SPECIAL INSPECTIONS FORM)

Craig,

See attached statement of required special inspections for this project.

Could you please give me a call when you have a minute to discuss any remaining items required for release or the building permit?

Thank you for your help.

Eddie Bond  
Preferred Wildlife Properties, LLC  
972.571.6555

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**Lee, Henry**

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**From:** Bill Thomas <bill@ecdip.com>  
**Sent:** Monday, July 20, 2020 10:57 AM  
**To:** Henry Lee  
**Subject:** RE: Rockwall Staff Comments P2020-024  
**Attachments:** 5210 Replat 2018 (7-17-2020).pdf

Henry,  
Comments Addressed.  
Thank you,  
Bill Thomas

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**From:** Henry Lee  
**Sent:** Friday, June 26, 2020 3:59 PM  
**To:** 'bill@ecdip.com'  
**Subject:** Rockwall Staff Comments P2020-024

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, June 30, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

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DATE: 08/07/2020

TO: Bill Thomas  
201 Windco Circle  
Wylie, Texas, 75240

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75098

SUBJECT: P2020-024; 5731 FM Road 3097 (Replat)

Bill Thomas:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 07/06/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

City Council

Councilmember Hohenshelt moved to approve the Consent Agenda. Councilmember Campbell seconded the motion. The motion was approved 6-0, with once absence (Pruitt).

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee  
Planner