



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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 409 West Washington
Subdivision Lowe & Allen Addition Lot _____ Block 14
General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District Current Use Vacant
Proposed Zoning Downtown District Proposed Use Commercial
Acreage 0.987 Lots [Current] 1 Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner <u>Washington Place on Hwy. 66</u>	<input type="checkbox"/> Applicant <u>Eric L. Davis Engineering</u>
Contact Person <u>Jimmy McClintock</u>	Contact Person <u>Zan Gates</u>
Address <u>2850 Shoreline Trail</u>	Address <u>P.O. Box 2637</u>
<u>Suite 200</u>	
City, State & Zip <u>Rockwall, Texas 75082</u>	City, State & Zip <u>Forney, Texas 75126</u>
Phone <u>469-974-8889</u>	Phone <u>(472) 564-0592 ext. 132</u>
E-Mail <u>imgc.rw@gmail.com</u>	E-Mail <u>zgates@eldengineering.com</u>

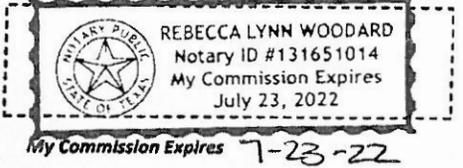
NOTARY VERIFICATION [REQUIRED]

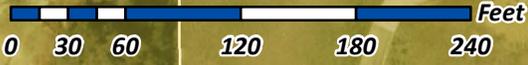
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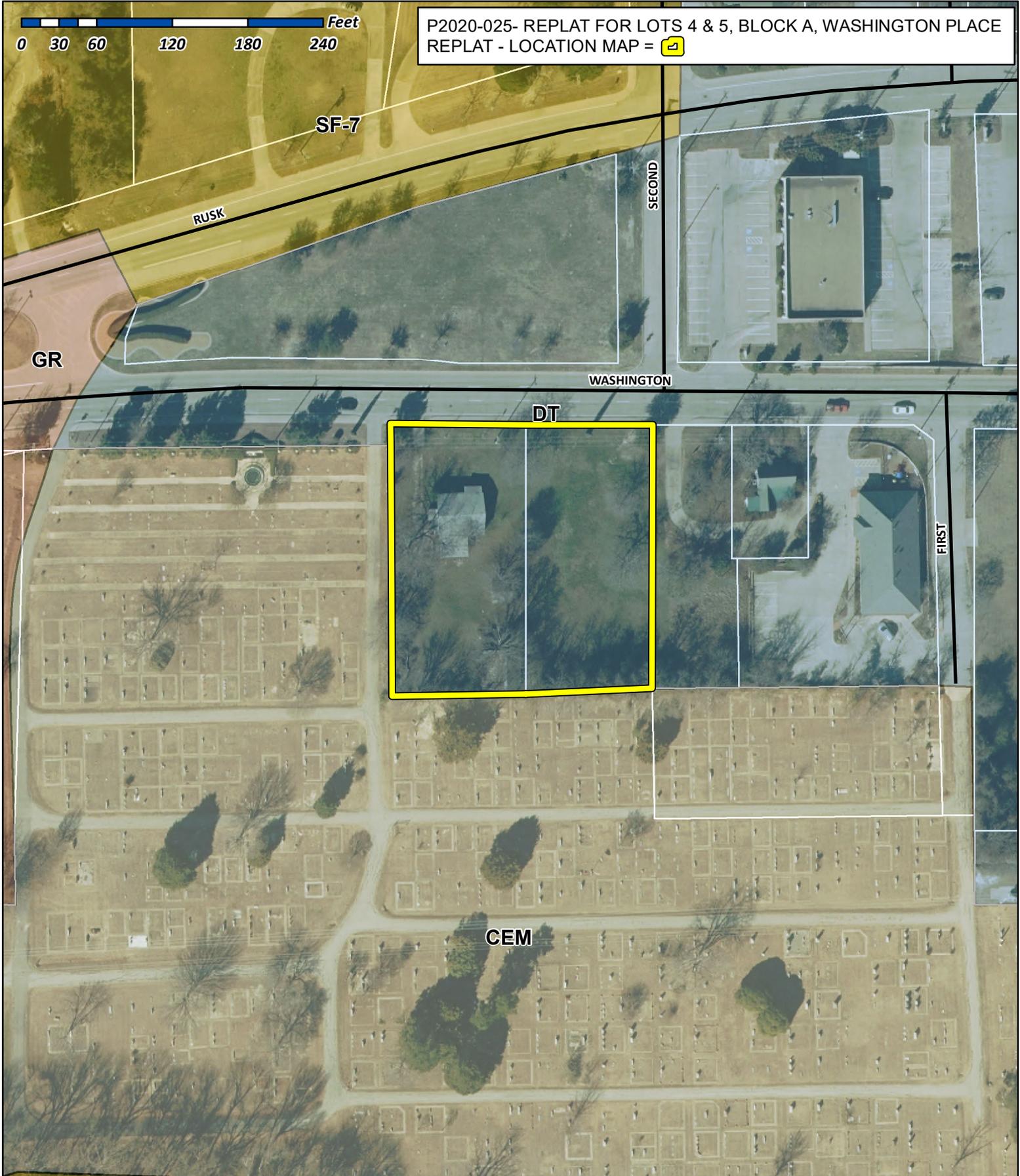
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Owner's Signature *[Signature]*
Notary Public in and for the State of Texas *[Signature]*





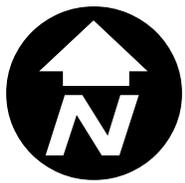
P2020-025- REPLAT FOR LOTS 4 & 5, BLOCK A, WASHINGTON PLACE
REPLAT - LOCATION MAP =



City of Rockwall

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

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SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

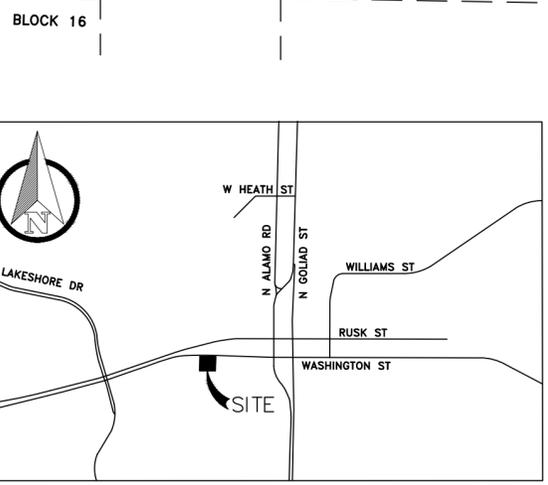
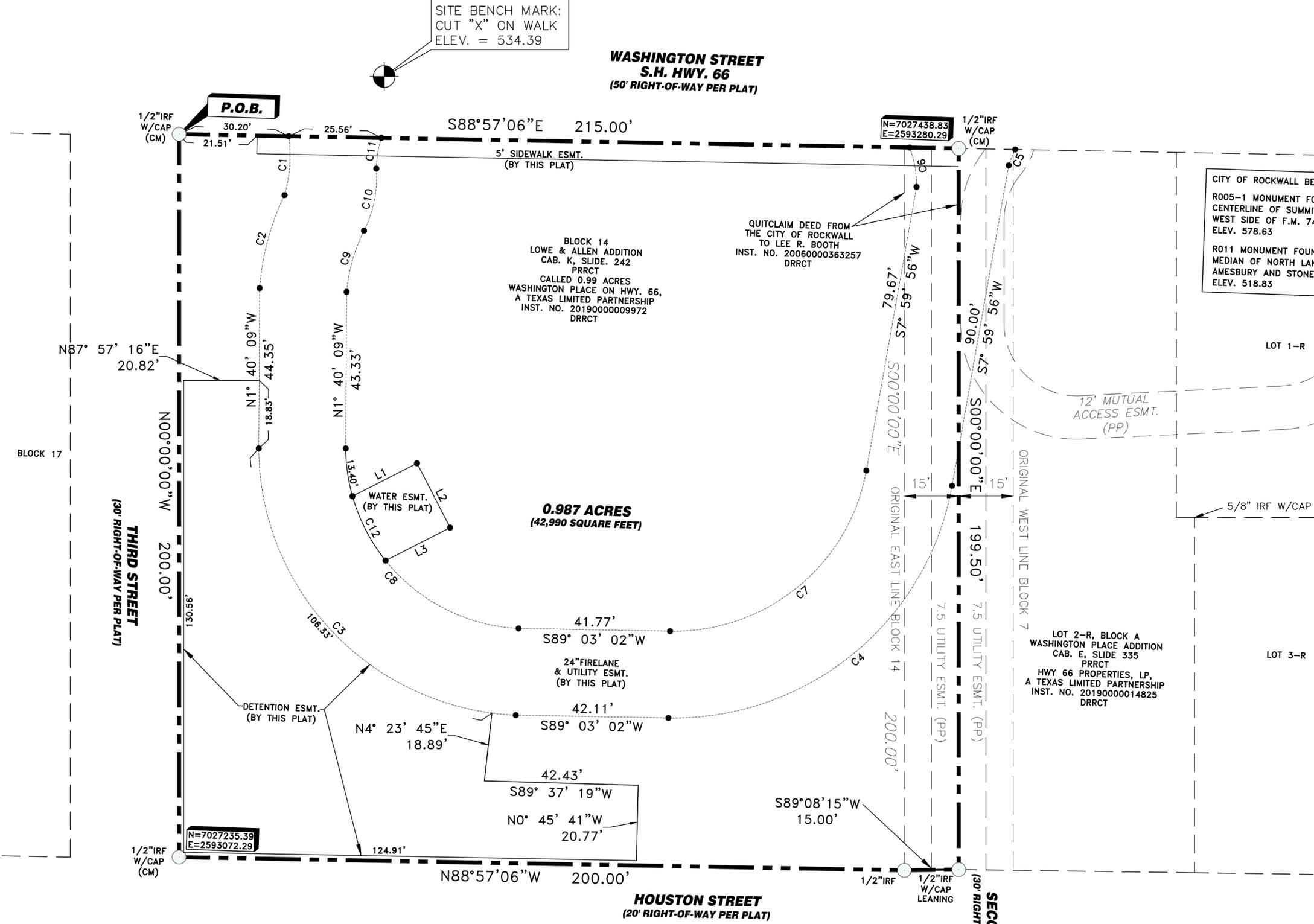
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



- GENERAL NOTES
- Bearings are based on Deed recorded as Instrument No. 201900000992 (DRRCT) as shown hereon.
 - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

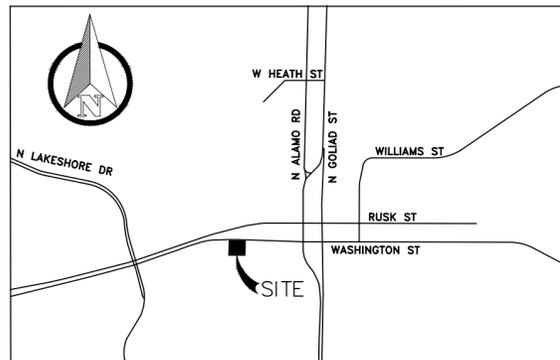
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VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

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JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

409 West Washington Closure Report

Client: Jimmy McClintock Prepared by: Zan Gates

Date: 6/18/2020 9:53:53 AM

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:7,027,331.5889" "East:2,594,104.5451"

Segment# 1: Line

"Course: N0° 00' 00""w" Length: 200.00'

"North: 7,027,531.5889" "East: 2,594,104.5451"

Segment# 2: Line

"Course: S88° 57' 06""E" Length: 215.00'

"North: 7,027,527.6553" "East: 2,594,319.5091"

Segment# 3: Line

"Course: S0° 00' 00""W" Length: 199.50'

"North: 7,027,328.1553" "East: 2,594,319.5091"

Segment# 4: Line

"Course: S89° 08' 15""W" Length: 15.00'

"North: 7,027,327.9295" "East: 2,594,304.5108"

Segment# 5: Line

"Course: N88° 57' 06""W" Length: 200.00'

"North: 7,027,331.5887" "East: 2,594,104.5443"

Perimeter: 829.50' "Area: 42,989.55Sq.Ft.",0.987 Acres

Error Closure: 0.0008 "Course: S74° 05' 43""W"

Error North : -0.00023 East: -0.00081

"Precision 1: 1,036,875.00"



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Lot

Block

14

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Owner Washington Place on Hwy. 66

Applicant Eric L. Davis Engineering

Contact Person Jimmy McClintock

Contact Person Zan Gates

Address 2850 Shoreline Trail

Address P.O. Box 2637

Suite 200

City, State & Zip Rockwall, Texas 75082

City, State & Zip Forney, Texas 75126

Phone 469-974-8889

Phone (472) 564-0592 ext. 132

E-Mail imgc.rw@gmail.com

E-Mail zgates@eldengineering.com

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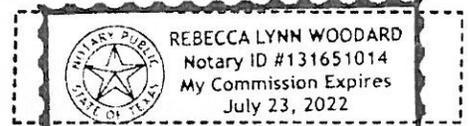
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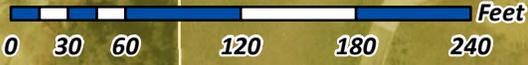
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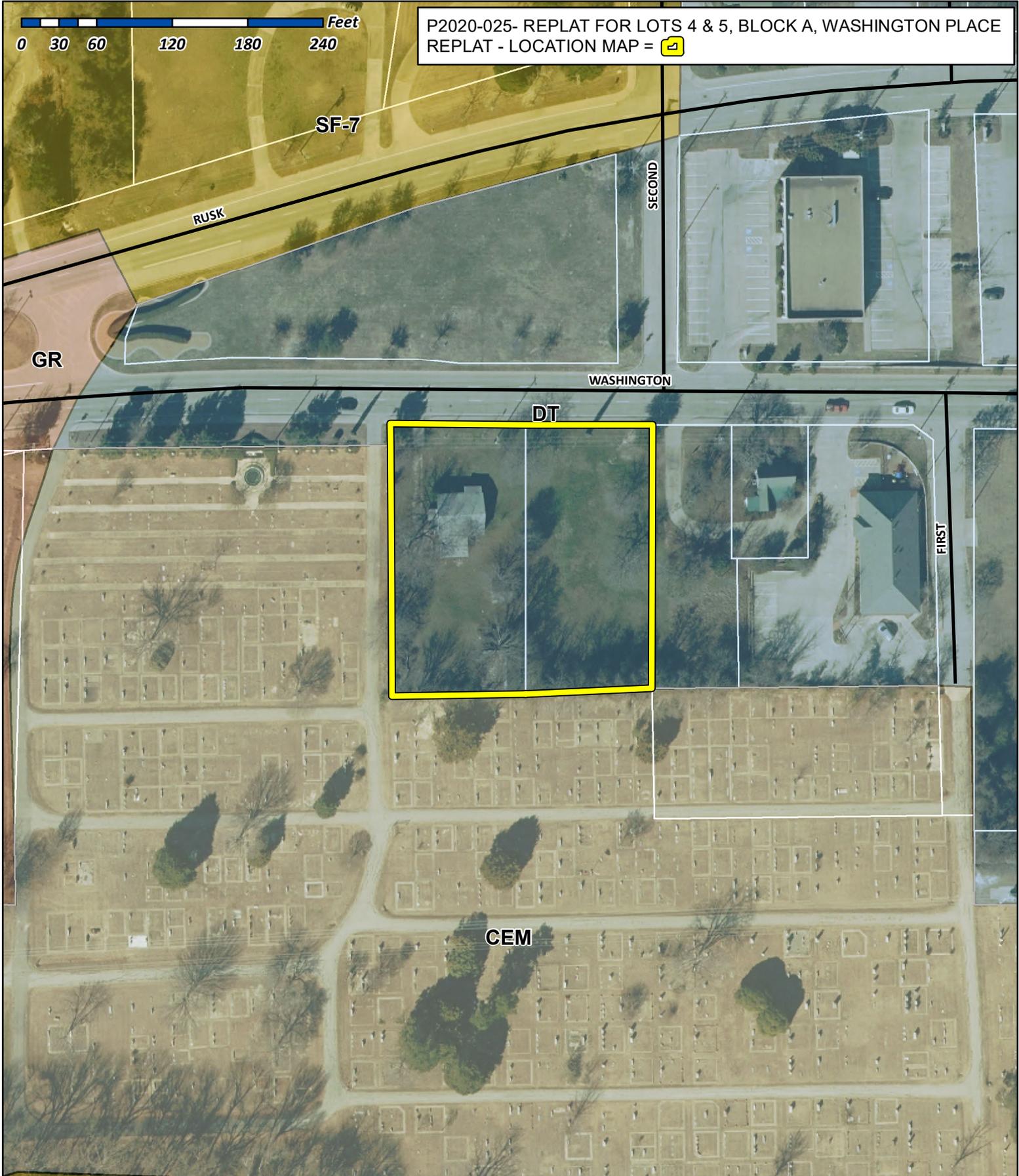
[Signature]



My Commission Expires 7-23-22



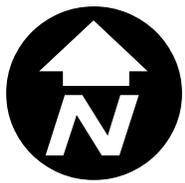
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REPLAT - LOCATION MAP =



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SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
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R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

QUITCLAIM DEED FROM THE CITY OF ROCKWALL TO LEE R. BOOTH
INST. NO. 20060000363257
DRRCT

BLOCK 14
LOWE & ALLEN ADDITION
CAB. K, SLIDE. 242
PRRCT
CALLED 0.99 ACRES
WASHINGTON PLACE ON HWY. 66,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000009972
DRRCT

0.987 ACRES
(42,990 SQUARE FEET)

LOT 2-R, BLOCK A
WASHINGTON PLACE ADDITION
CAB. E, SLIDE 335
PRRCT
HWY 66 PROPERTIES, LP,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000014825
DRRCT

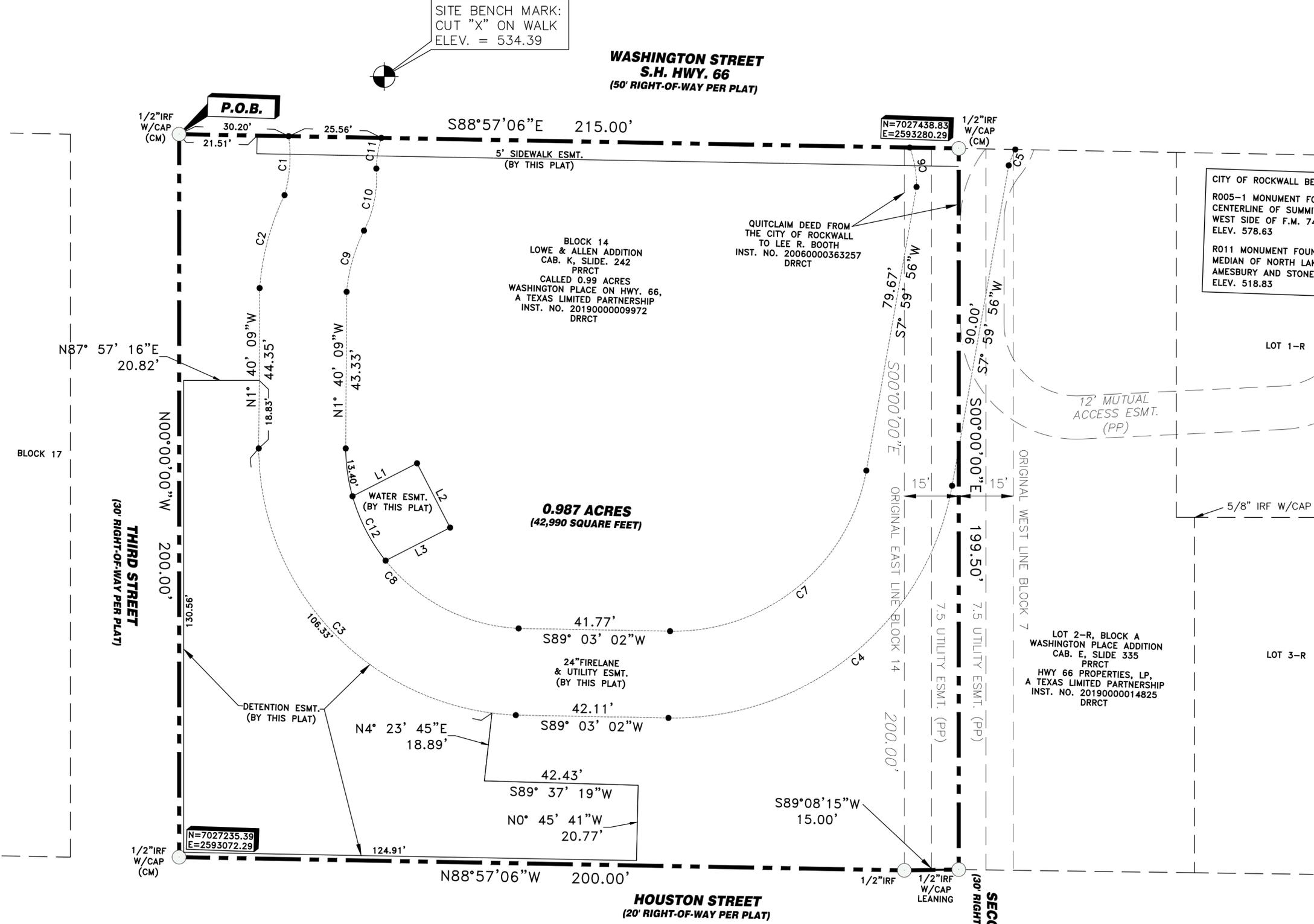
Parcel Line Table

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L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



GENERAL NOTES

- Bearings are based on Deed recorded as Instrument No. 2019000000992 (DRRCT) as shown hereon.
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

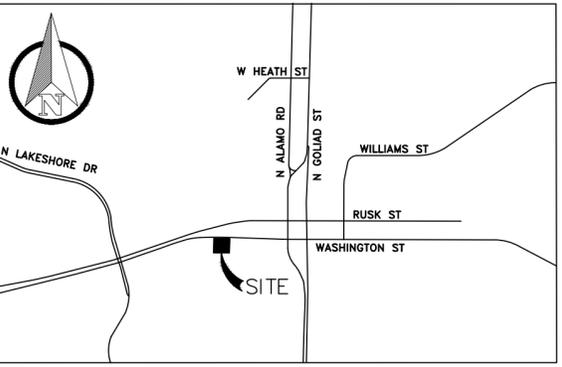
OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

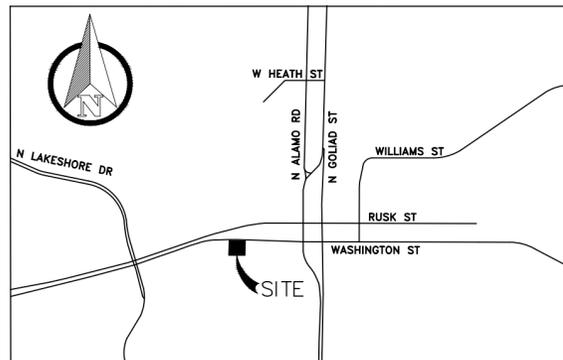
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

409 West Washington Closure Report

Client: Jimmy McClintock Prepared by: Zan Gates

Date: 6/18/2020 9:53:53 AM

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:7,027,331.5889" "East:2,594,104.5451"

Segment# 1: Line

"Course: N0° 00' 00""w" Length: 200.00'

"North: 7,027,531.5889" "East: 2,594,104.5451"

Segment# 2: Line

"Course: S88° 57' 06""E" Length: 215.00'

"North: 7,027,527.6553" "East: 2,594,319.5091"

Segment# 3: Line

"Course: S0° 00' 00""W" Length: 199.50'

"North: 7,027,328.1553" "East: 2,594,319.5091"

Segment# 4: Line

"Course: S89° 08' 15""W" Length: 15.00'

"North: 7,027,327.9295" "East: 2,594,304.5108"

Segment# 5: Line

"Course: N88° 57' 06""W" Length: 200.00'

"North: 7,027,331.5887" "East: 2,594,104.5443"

Perimeter: 829.50' "Area: 42,989.55Sq.Ft.",0.987 Acres

Error Closure: 0.0008 "Course: S74° 05' 43""W"

Error North : -0.00023 East: -0.00081

"Precision 1: 1,036,875.00"



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

TO: Planning and Zoning Commission
DATE: June 30, 2020
APPLICANT: Zan Gates; *Eric L. Davis Engineering*
CASE NUMBER: P2020-025; *Lots 4 & 5, Block A, Washington Place Addition*

SUMMARY

Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.987-acre tract of land (*i.e. Block 14, Lowe & Allen Addition*) for purpose of establishing two (2) lots (*i.e. Lots 4 & 5, Block A, Washington Place Addition*) for the purpose of constructing an office building. As part of the plat, an eight (8) foot sidewalk easement will be dedicated and the construction of a cross access driveway connecting Lots 4 & 5.
- On January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-044*] for a ~16,502 SF office building. The approval included variances to the architectural requirements of the Downtown (DT) District.
- 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 4 & 5, Block A, Washington Place 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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 409 West Washington
 Subdivision Lowe & Allen Addition Lot _____ Block 14
 General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District Current Use Vacant
 Proposed Zoning Downtown District Proposed Use Commercial
 Acreage 0.987 Lots [Current] 1 Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner <u>Washington Place on Hwy. 66</u>	<input type="checkbox"/> Applicant <u>Eric L. Davis Engineering</u>
Contact Person <u>Jimmy McClintock</u>	Contact Person <u>Zan Gates</u>
Address <u>2850 Shoreline Trail</u>	Address <u>P.O. Box 2637</u>
<u>Suite 200</u>	
City, State & Zip <u>Rockwall, Texas 75082</u>	City, State & Zip <u>Forney, Texas 75126</u>
Phone <u>469-974-8889</u>	Phone <u>(472) 564-0592 ext. 132</u>
E-Mail <u>imgc.rw@gmail.com</u>	E-Mail <u>zgates@eldengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

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

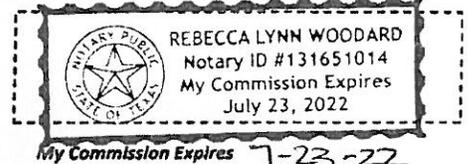
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 2020. By signing this application, 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 18 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]



PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-025
PROJECT NAME: Replat for Lot 4, Block A, Lowe and Allen
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lot 4, Block A, Washington Place Addition being a 0.9835-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

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

06/24/2020: P2020-025; Replat for Lots 4 & 5, Block A, Lowe & Allen 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 4 & 5, Block A, Lowe and Allen Addition being a 1.267-acre tract of land identified as Block 14 and Lot 2, Block A, Lowe and Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown District (DT), situated along West Washington Street, addressed as 409 W. Washington Street.

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 (P2020-025) 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), Downtown District (DT) and the SH-66 Overlay (SH-66 OV) District.

M.5 Correct Title Block to read as follows:

Final Plat

Lots 2 & 4, Block A, Lowe and Allen Addition

Being a replat of Block 14, Lowe and Allen Addition

And Lot 2, Block A, Lowe and Allen Addition

Containing a total of 1.267-acres

And Situated in the B.F. Boydston Survey

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

M.6 Indicate Lot 4, Block A on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.7 Correct the Boundary to include 'Lot 5', Block A, formerly 'Lot 2', Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of

Ordinances)

M.8 Correct the Acreage and Square Footage to reflect the inclusion of Lot 2, Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Correct all Lot Designations on the Plat and Owners Certificate. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Relabel '24' Firelane & Utility Esmt. (By This Plat)' to '24" Firelane, Public Access, & Utility Esmt. (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Heavier Line Weight on the Utility Easement, Access Easement, and Original Easement lines.

M.12 Include Centerlines on all roads.

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Notary Certificate below Surveyor's Certificate is not necessary when stamped by Surveyor.

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 - Include the detention pond easement for the Northwest corner of the property. M - Make all the easement lines match line type. M - Place the dimensions from the detention pond to the property lines. M - Must include an offsite easement for the fire lane. Offsite easement must be reviewed by the City Attorney and a Title Report is required. It would be much easier if you platted both lots at the same time.			
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
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: <i>No comments</i>			

SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)

- Must include an offsite easement for the fire lane.
Offsite easement must be reviewed by the City Attorney and a Title Report is required.
- It would be much easier if you platted both lots at the same time.



SCALE IN FEET
1" = 20'

Missing Detention Pond Easement for this corner.

Make all easement Lines Dashed

Need to replat this lot with this replat

Dimension off Property Line

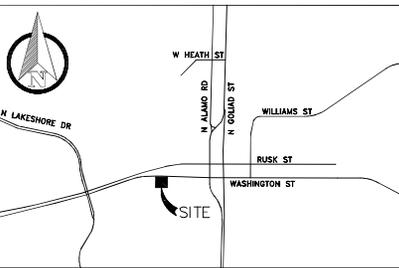
Dimension off Property Line

CH MARKS USED:
R005-1 MONUMENT FOUND IN MEDIAN IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

Parcel Line Table		
Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34	
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62	
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33	
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20	
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76	
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06	
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04	
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93	
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59	
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50	
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59	
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00	

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

- GENERAL NOTES
- Bearings are based on Deed recorded as Instrument No. 201900000992 (DRRCT) as shown hereon.
 - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND	
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown on this purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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 way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, 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 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.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME:
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

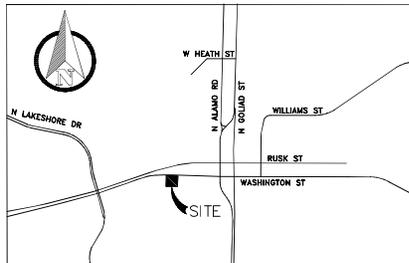
Planning & Zoning Commission, Chairman Date

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE

B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

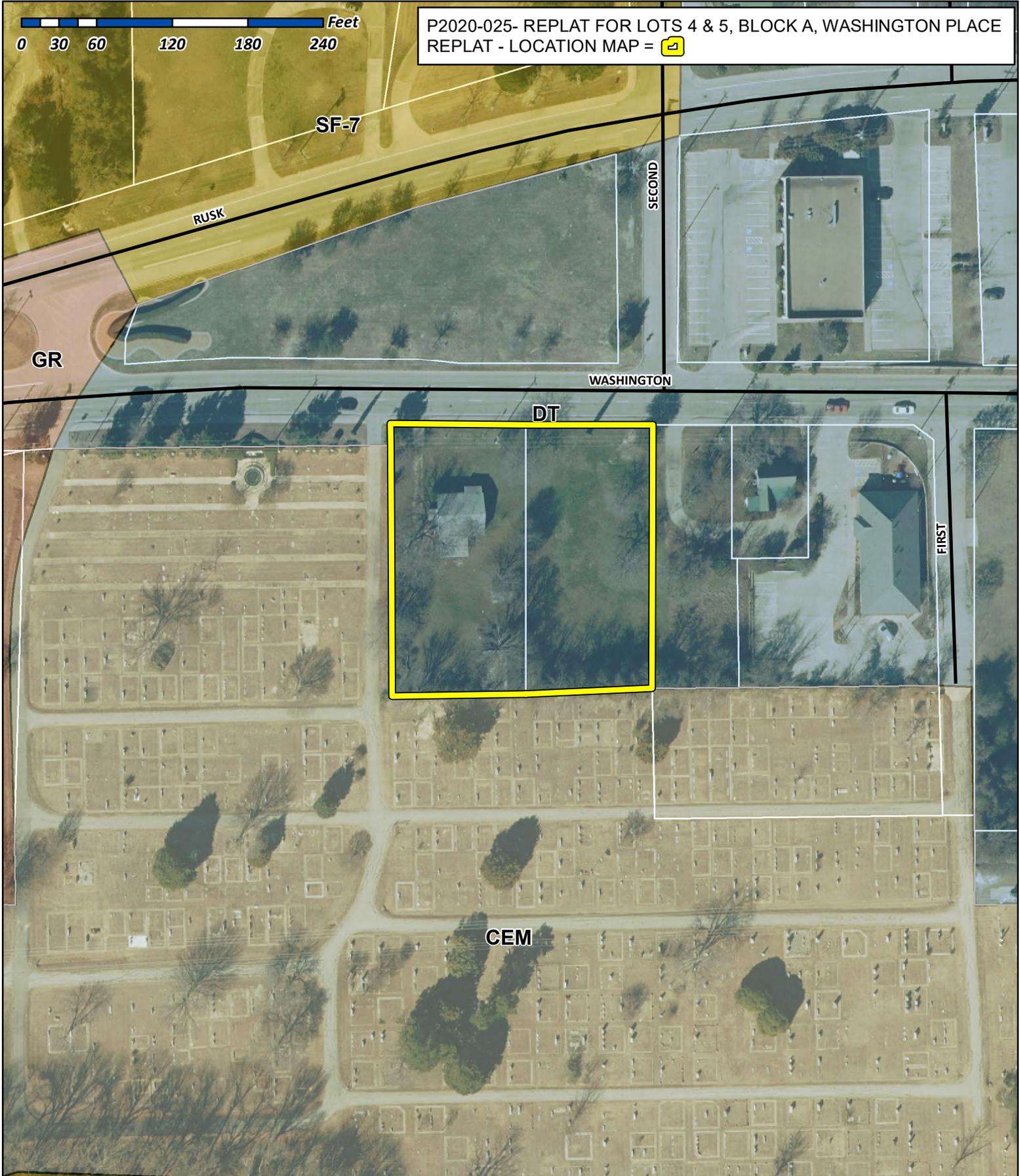
SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020



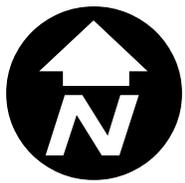
P2020-025- REPLAT FOR LOTS 4 & 5, BLOCK A, WASHINGTON PLACE
REPLAT - LOCATION MAP =



City of Rockwall

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

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



SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

QUITCLAIM DEED FROM THE CITY OF ROCKWALL TO LEE R. BOOTH INST. NO. 20060000363257 DRRCT

BLOCK 14
LOWE & ALLEN ADDITION
CAB. K, SLIDE. 242
PRRCT
CALLED 0.99 ACRES
WASHINGTON PLACE ON HWY. 66,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000009972
DRRCT

0.987 ACRES
(42,990 SQUARE FEET)

LOT 2-R, BLOCK A
WASHINGTON PLACE ADDITION
CAB. E, SLIDE 335
PRRCT
HWY 66 PROPERTIES, LP,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000014825
DRRCT

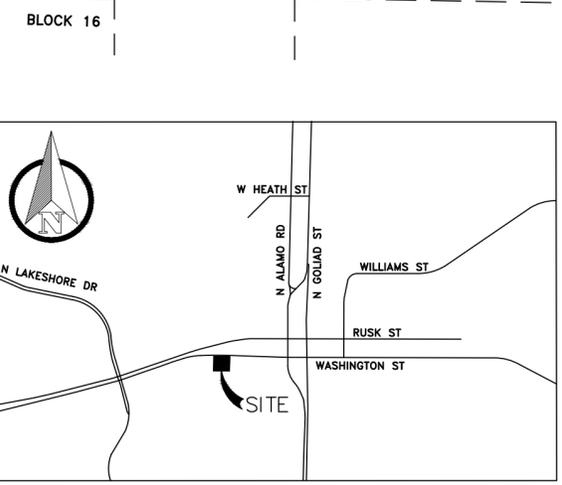
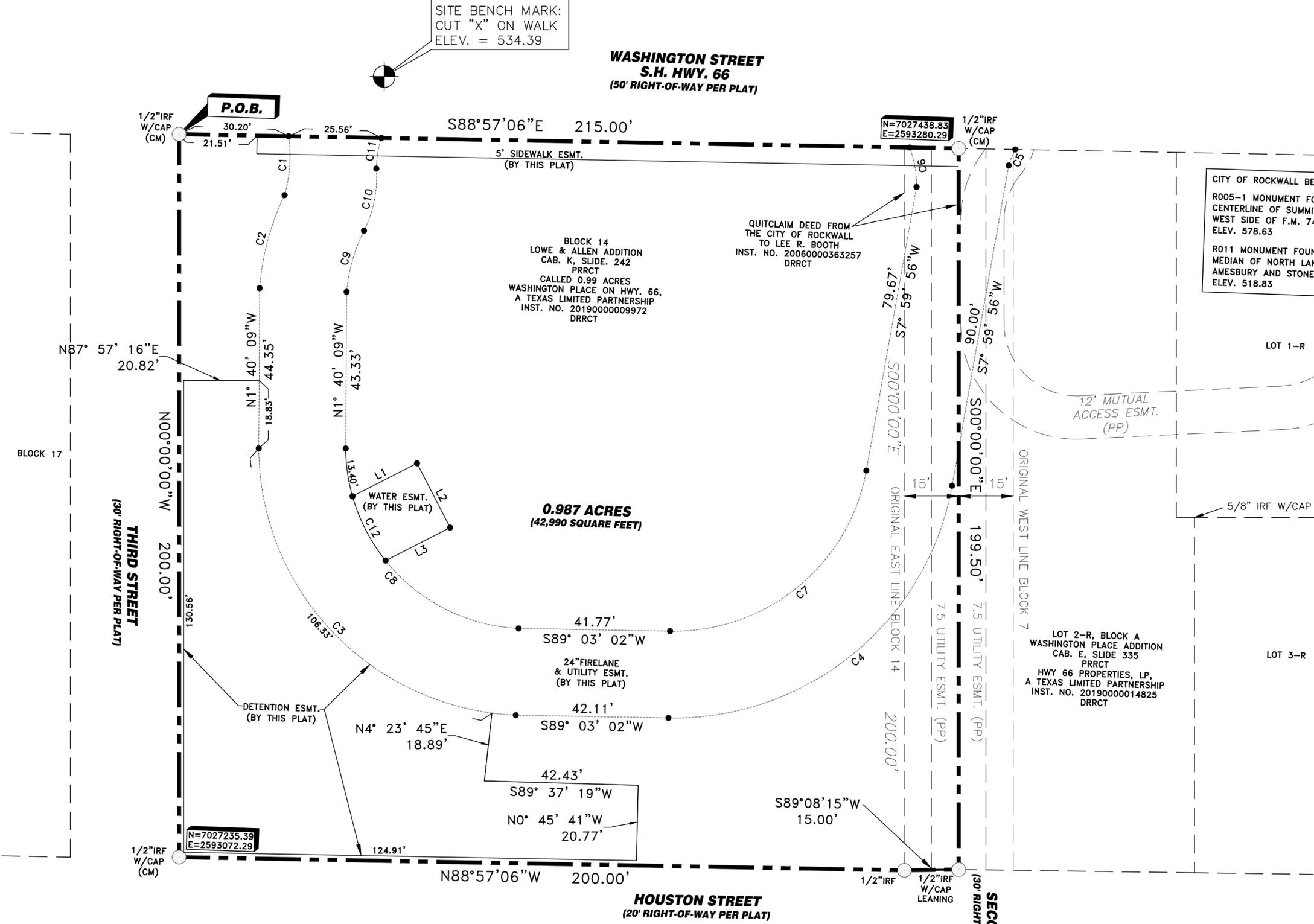
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
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STANDARD NOTE
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VICINITY MAP
N.T.S.

- GENERAL NOTES
- Bearings are based on Deed recorded as Instrument No. 2019000000992 (DRRCT) as shown hereon.
 - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

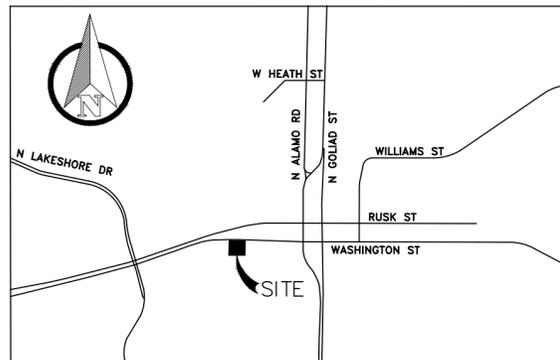
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Notary Signature

Notary Stamp:

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
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OWNER:
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2850 SHORELINE TRAIL, SUITE 200
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DATE PREPARED: 05/18/2020

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

409 West Washington Closure Report

Client: Jimmy McClintock Prepared by: Zan Gates

Date: 6/18/2020 9:53:53 AM

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:7,027,331.5889" "East:2,594,104.5451"

Segment# 1: Line

"Course: N0° 00' 00""w" Length: 200.00'

"North: 7,027,531.5889" "East: 2,594,104.5451"

Segment# 2: Line

"Course: S88° 57' 06""E" Length: 215.00'

"North: 7,027,527.6553" "East: 2,594,319.5091"

Segment# 3: Line

"Course: S0° 00' 00""W" Length: 199.50'

"North: 7,027,328.1553" "East: 2,594,319.5091"

Segment# 4: Line

"Course: S89° 08' 15""W" Length: 15.00'

"North: 7,027,327.9295" "East: 2,594,304.5108"

Segment# 5: Line

"Course: N88° 57' 06""W" Length: 200.00'

"North: 7,027,331.5887" "East: 2,594,104.5443"

Perimeter: 829.50' "Area: 42,989.55Sq.Ft.",0.987 Acres

Error Closure: 0.0008 "Course: S74° 05' 43""W"

Error North : -0.00023 East: -0.00081

"Precision 1: 1,036,875.00"



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

TO: Planning and Zoning Commission
DATE: June 30, 2020
APPLICANT: Zan Gates; *Eric L. Davis Engineering*
CASE NUMBER: P2020-025; *Lots 4 & 5, Block A, Washington Place Addition*

SUMMARY

Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.987-acre tract of land (*i.e. Block 14, Lowe & Allen Addition*) for purpose of establishing two (2) lots (*i.e. Lots 4 & 5, Block A, Washington Place Addition*) for the purpose of constructing an office building. As part of the plat, an eight (8) foot sidewalk easement will be dedicated and the construction of a cross access driveway connecting Lots 4 & 5.
- On January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-044*] for a ~16,502 SF office building. The approval included variances to the architectural requirements of the Downtown (DT) District.
- 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 4 & 5, Block A, Washington Place 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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 409 West Washington

Subdivision Lowe & Allen Addition

Lot

Block

14

General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District

Current Use Vacant

Proposed Zoning Downtown District

Proposed Use Commercial

Acreage 0.987

Lots [Current] 1

Lots [Proposed] 1

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

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

Owner Washington Place on Hwy. 66

Applicant Eric L. Davis Engineering

Contact Person Jimmy McClintock

Contact Person Zan Gates

Address 2850 Shoreline Trail

Address P.O. Box 2637

Suite 200

City, State & Zip Rockwall, Texas 75082

City, State & Zip Forney, Texas 75126

Phone 469-974-8889

Phone (472) 564-0592 ext. 132

E-Mail imgc.rw@gmail.com

E-Mail zgates@eldengineering.com

NOTARY VERIFICATION [REQUIRED]

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

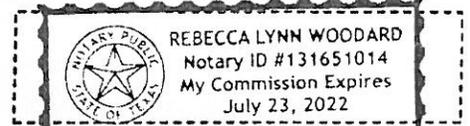
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 2020. By signing this application, 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 18 day of June, 2020.

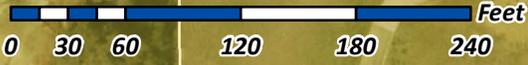
Owner's Signature

Notary Public in and for the State of Texas

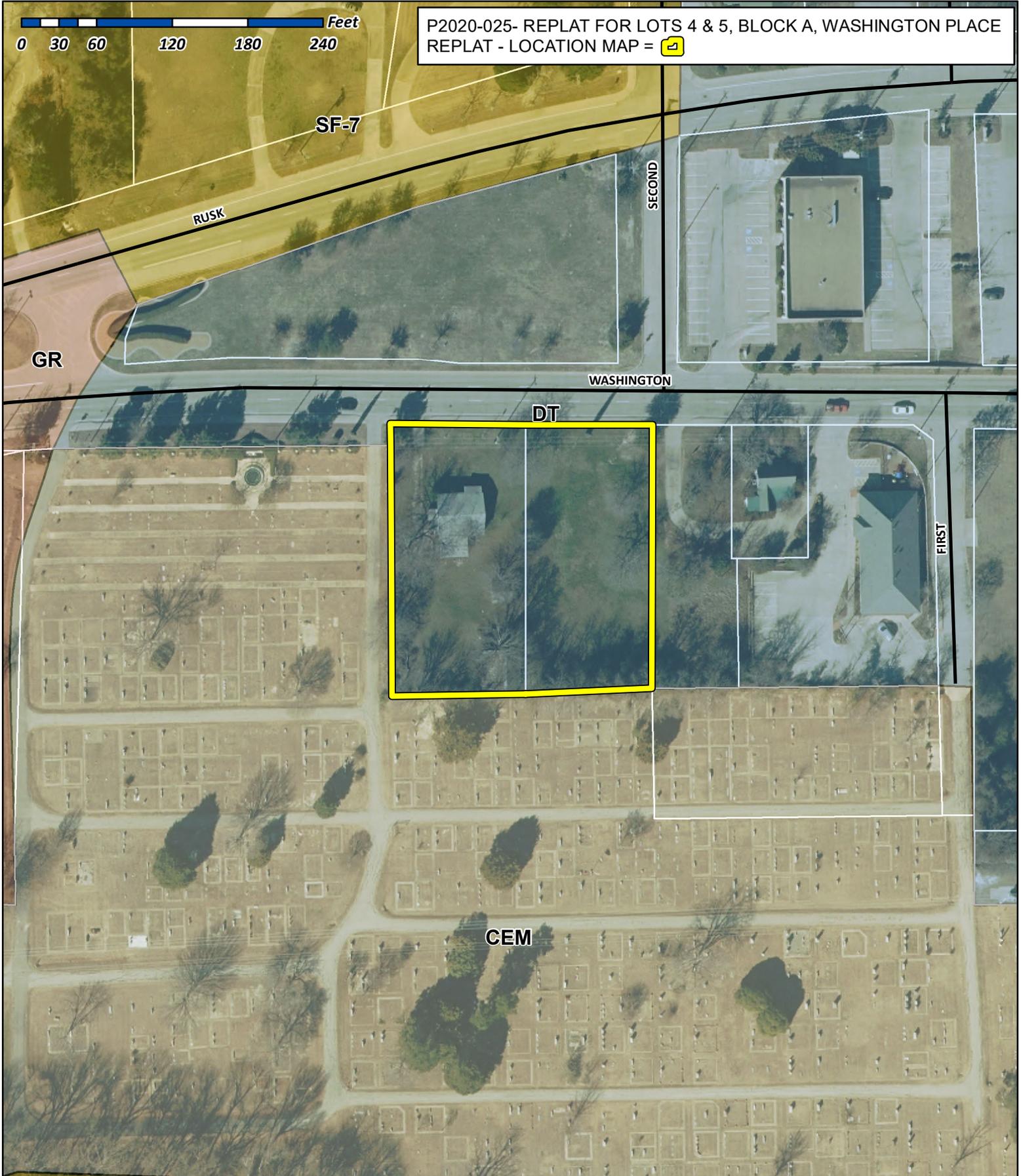
[Signature]



My Commission Expires 7-23-22



P2020-025- REPLAT FOR LOTS 4 & 5, BLOCK A, WASHINGTON PLACE
REPLAT - LOCATION MAP =



City of Rockwall

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

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



PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-025
PROJECT NAME: Replat for Lot 4, Block A, Lowe and Allen
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lot 4, Block A, Washington Place Addition being a 0.9835-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

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

06/24/2020: P2020-025; Replat for Lots 4 & 5, Block A, Lowe & Allen 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 4 & 5, Block A, Lowe and Allen Addition being a 1.267-acre tract of land identified as Block 14 and Lot 2, Block A, Lowe and Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown District (DT), situated along West Washington Street, addressed as 409 W. Washington Street.

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 (P2020-025) 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), Downtown District (DT) and the SH-66 Overlay (SH-66 OV) District.

M.5 Correct Title Block to read as follows:

Final Plat

Lots 2 & 4, Block A, Lowe and Allen Addition

Being a replat of Block 14, Lowe and Allen Addition

And Lot 2, Block A, Lowe and Allen Addition

Containing a total of 1.267-acres

And Situated in the B.F. Boydston Survey

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

M.6 Indicate Lot 4, Block A on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.7 Correct the Boundary to include 'Lot 5', Block A, formerly 'Lot 2', Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of

Ordinances)

M.8 Correct the Acreage and Square Footage to reflect the inclusion of Lot 2, Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Correct all Lot Designations on the Plat and Owners Certificate. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Relabel '24' Firelane & Utility Esmt. (By This Plat)' to '24" Firelane, Public Access, & Utility Esmt. (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Heavier Line Weight on the Utility Easement, Access Easement, and Original Easement lines.

M.12 Include Centerlines on all roads.

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Notary Certificate below Surveyor's Certificate is not necessary when stamped by Surveyor.

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.

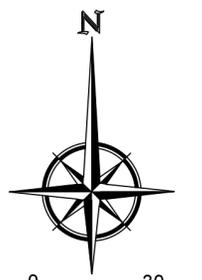
I.19 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
06/25/2020: M - Include the detention pond easement for the Northwest corner of the property. M - Make all the easement lines match line type. M - Place the dimensions from the detention pond to the property lines. M - Must include an offsite easement for the fire lane. Offsite easement must be reviewed by the City Attorney and a Title Report is required. It would be much easier if you platted both lots at the same time.			
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
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: <i>No comments</i>			

SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

QUITCLAIM DEED FROM THE CITY OF ROCKWALL TO LEE R. BOOTH INST. NO. 20060000363257 DRRCT

BLOCK 14
LOWE & ALLEN ADDITION
CAB. K, SLIDE. 242
PRRCT
CALLED 0.99 ACRES
WASHINGTON PLACE ON HWY. 66,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000009972
DRRCT

0.987 ACRES
(42,990 SQUARE FEET)

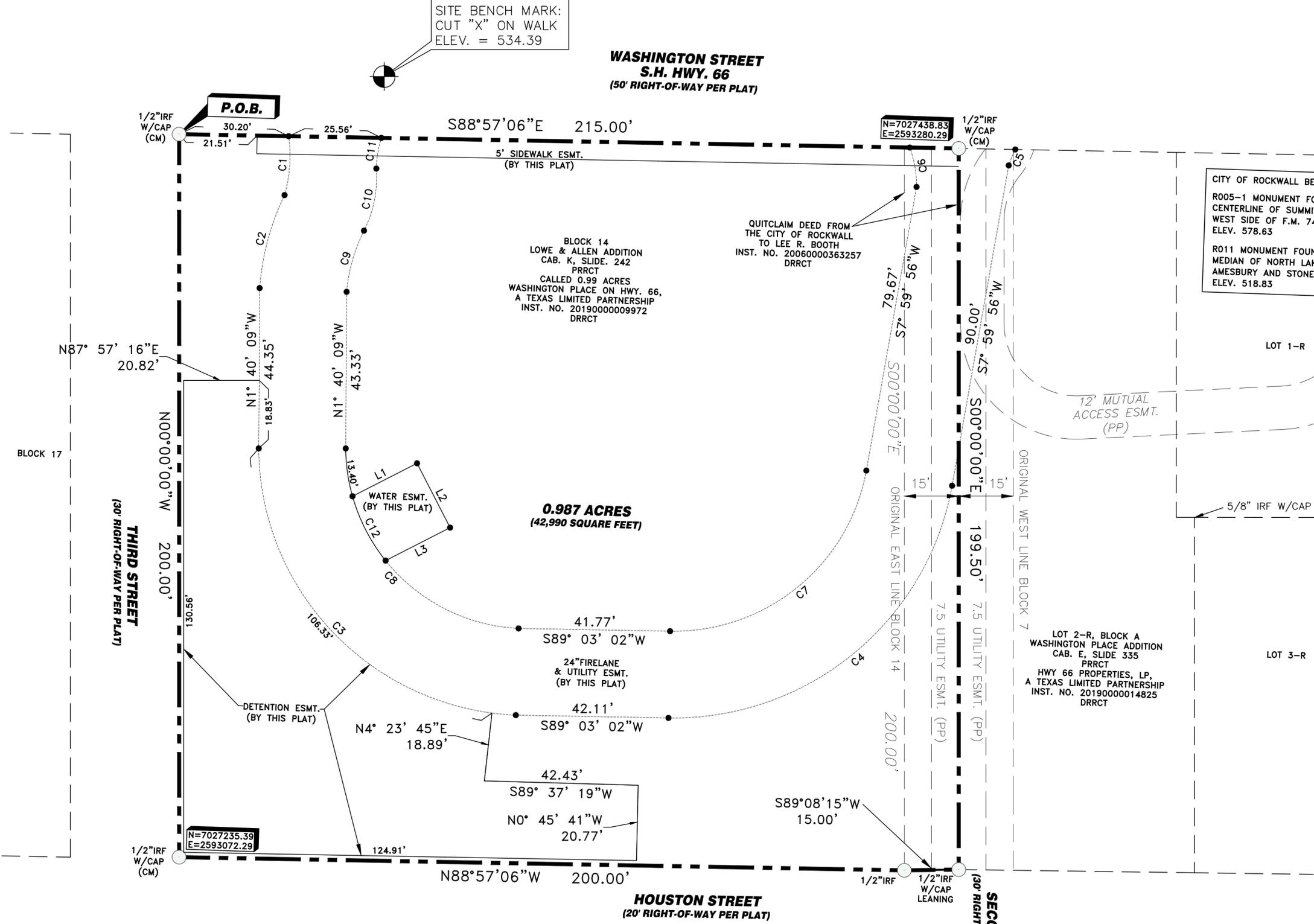
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



BLOCK 17

BLOCK 16

BLOCK 15
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

BLOCK 6
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

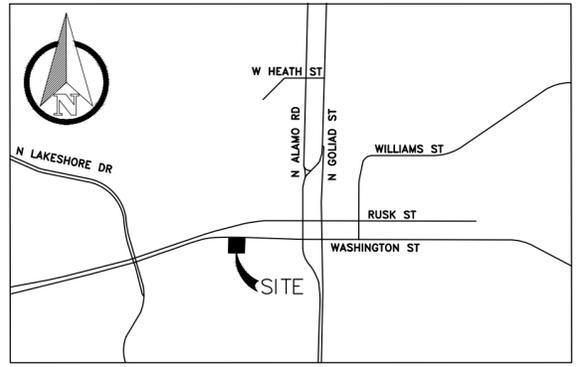
SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

GENERAL NOTES

- Bearings are based on Deed recorded as Instrument No. 2019000000992 (DRRCT) as shown hereon.
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.



VICINITY MAP
N.T.S.

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

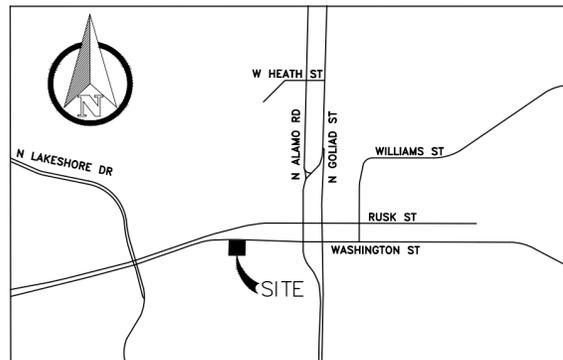
APPROVED:

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

**SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592**

**OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889**

DATE PREPARED: 05/18/2020



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: Zan Gates; *Eric L. Davis Engineering*
CASE NUMBER: P2020-025; *Lots 4 & 5, Block A, Washington Place Addition*

SUMMARY

Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.987-acre tract of land (*i.e. Block 14, Lowe & Allen Addition*) for purpose of establishing two (2) lots (*i.e. Lots 4 & 5, Block A, Washington Place Addition*) for the purpose of constructing an office building. As part of the plat, an eight (8) foot sidewalk easement will be dedicated and the construction of a cross access driveway connecting Lots 4 & 5.
- On January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-044*] for a ~16,502 SF office building. The approval included variances to the architectural requirements of the Downtown (DT) District.
- 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 4 & 5, Block A, Washington Place 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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 409 West Washington
 Subdivision Lowe & Allen Addition Lot _____ Block 14
 General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District Current Use Vacant
 Proposed Zoning Downtown District Proposed Use Commercial
 Acreage 0.987 Lots [Current] 1 Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner <u>Washington Place on Hwy. 66</u>	<input type="checkbox"/> Applicant <u>Eric L. Davis Engineering</u>
Contact Person <u>Jimmy McClintock</u>	Contact Person <u>Zan Gates</u>
Address <u>2850 Shoreline Trail</u>	Address <u>P.O. Box 2637</u>
<u>Suite 200</u>	
City, State & Zip <u>Rockwall, Texas 75082</u>	City, State & Zip <u>Forney, Texas 75126</u>
Phone <u>469-974-8889</u>	Phone <u>(472) 564-0592 ext. 132</u>
E-Mail <u>imgc.rw@gmail.com</u>	E-Mail <u>zgates@eldengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

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

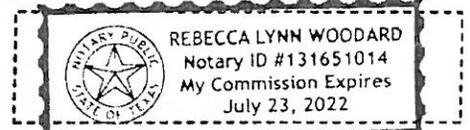
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 2020. By signing this application, 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 18 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas

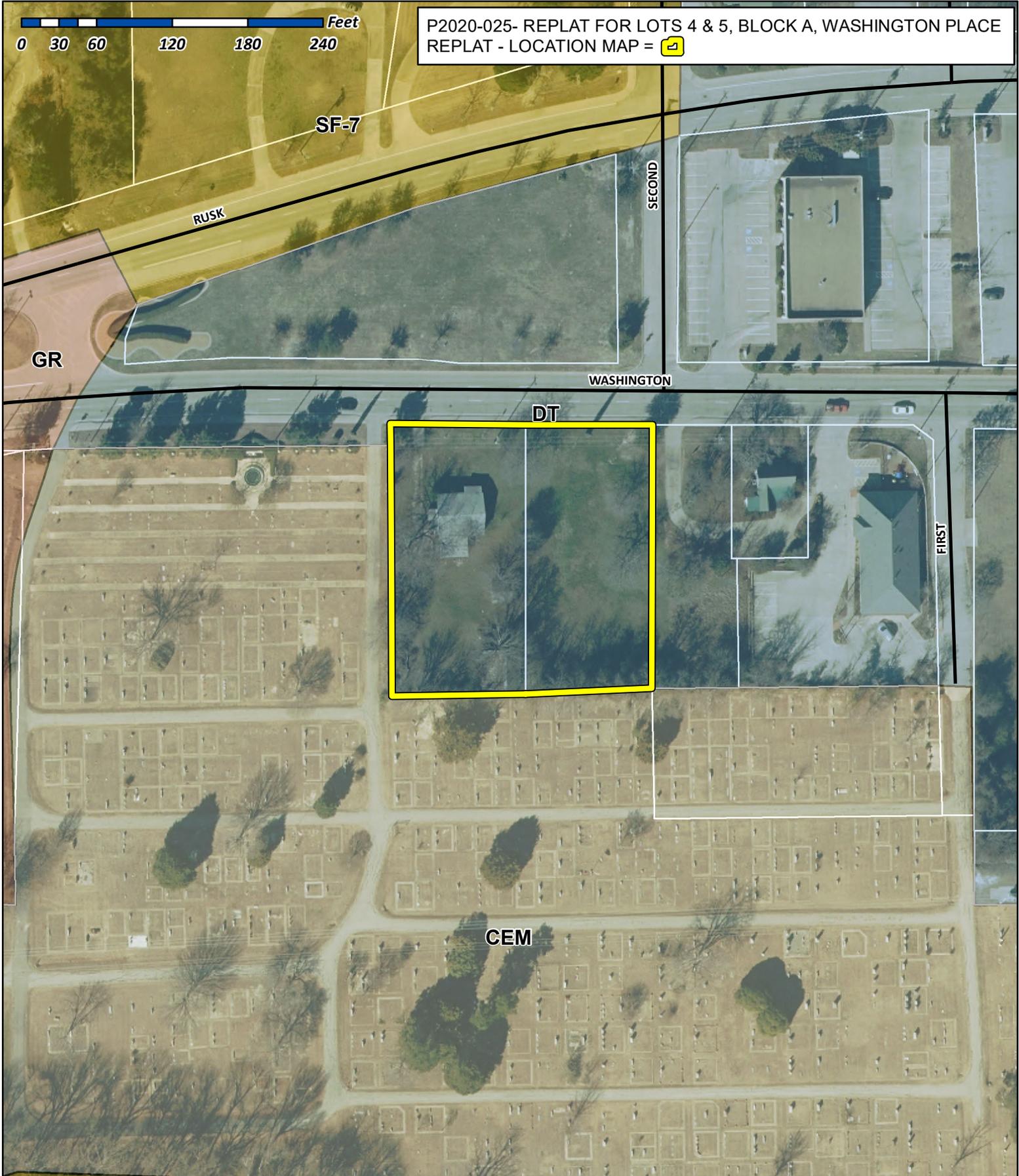
[Signature]



My Commission Expires 7-23-22

0 30 60 120 180 240 Feet

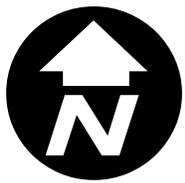
P2020-025- REPLAT FOR LOTS 4 & 5, BLOCK A, WASHINGTON PLACE
REPLAT - LOCATION MAP = 



City of Rockwall

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

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



SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

QUITCLAIM DEED FROM THE CITY OF ROCKWALL TO LEE R. BOOTH INST. NO. 20060000363257 DRRCT

BLOCK 14
LOWE & ALLEN ADDITION
CAB. K, SLIDE. 242
PRRCT
CALLED 0.99 ACRES
WASHINGTON PLACE ON HWY. 66,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000009972
DRRCT

0.987 ACRES
(42,990 SQUARE FEET)

LOT 2-R, BLOCK A
WASHINGTON PLACE ADDITION
CAB. E, SLIDE 335
PRRCT
HWY 66 PROPERTIES, LP,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20190000014825
DRRCT

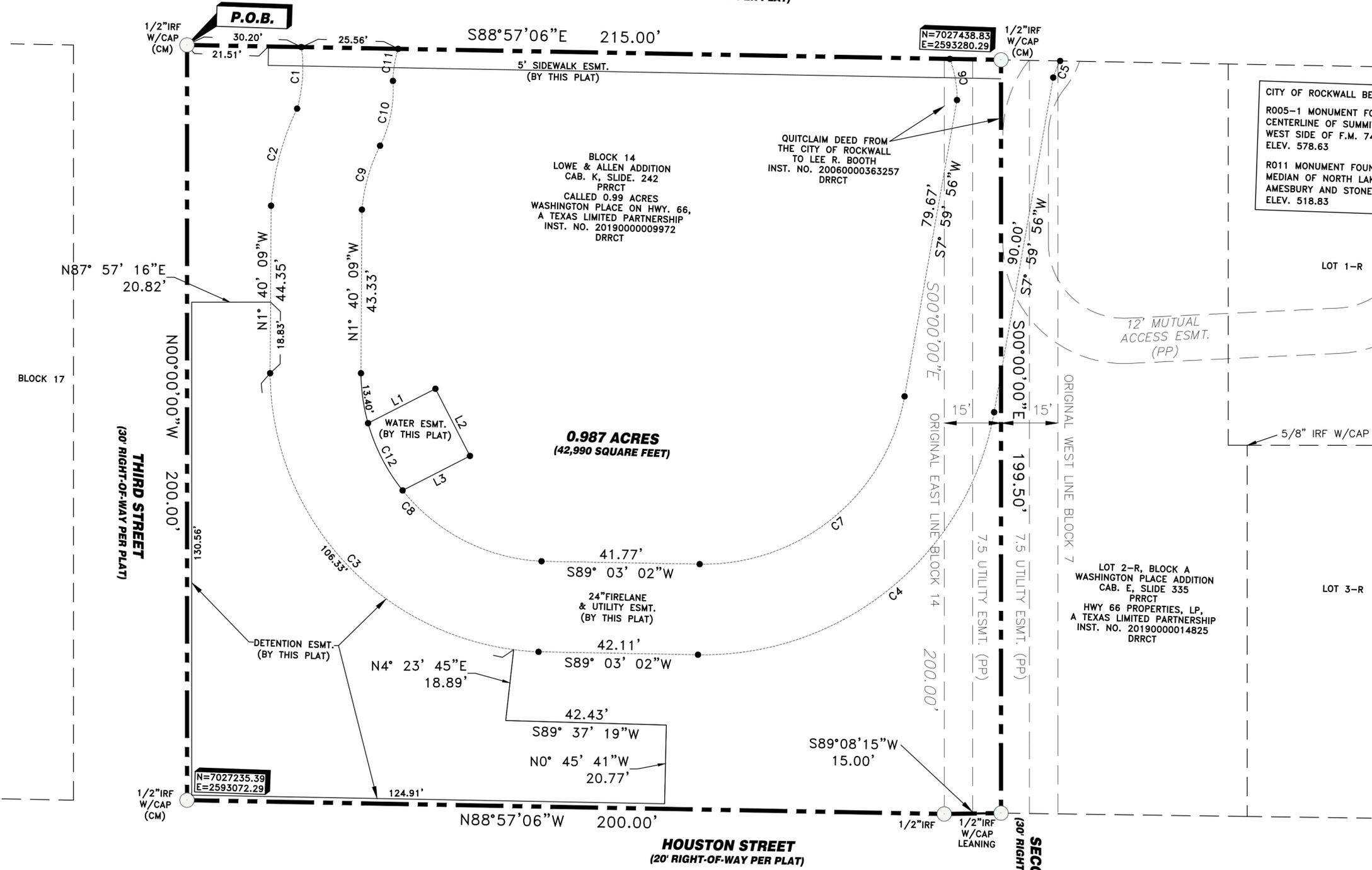
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



BLOCK 17

BLOCK 16

BLOCK 15
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

BLOCK 6
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

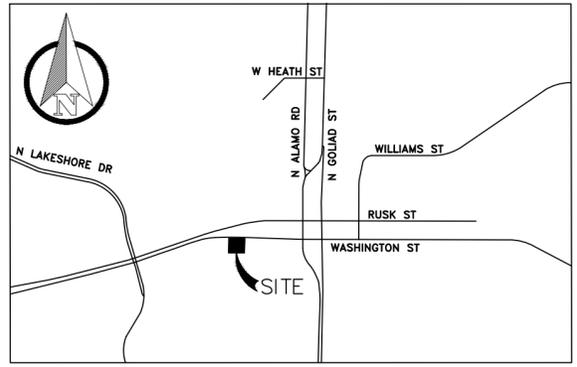
SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are based on Deed recorded as Instrument No. 2019000000992 (DRRCT) as shown hereon.
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:

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

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

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

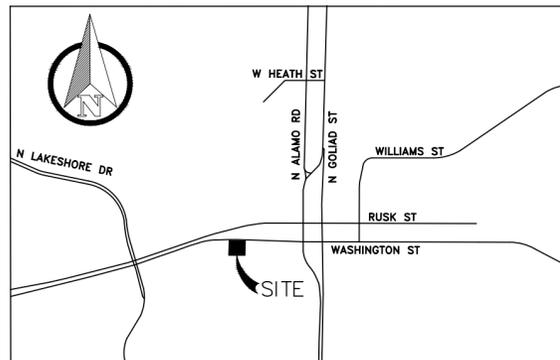
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**

Lee, Henry

From: Henry Lee
Sent: Friday, June 26, 2020 4:01 PM
To: 'zgates@eldengineering.com'
Subject: Rockwall Staff Comments P2020-025
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

From: Zan Gates <zgates@eldengineering.com>
Sent: Wednesday, July 1, 2020 1:03 PM
To: Henry Lee
Subject: RE: Rockwall Staff Comments P2020-025

Good Afternoon,

Just wanted to check in on the status of this project after the conversation with David yesterday and the City Meeting. I've got most of the corrections ready to go, just need to know what we're doing about the naming of this Addition.

Hope all's well and thank you for your time.

Kind Regards,

Zan Gates
Eric L. Davis Engineering
[REDACTED]

From: [Henry Lee](#)
Sent: Friday, June 26, 2020 4:01 PM
To: zgates@eldengineering.com
Subject: Rockwall Staff Comments P2020-025

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: Thursday, July 2, 2020 3:50 PM
To: 'zgates@eldengineering.com'
Subject: Title Block Update
Attachments: Development Comments [Revision 1 - P2020-025] (07.02.020).pdf

Good Afternoon,

After completing some research David and I revised the title block in my comments to meet your clients preference. If you have any further questions feel free to contact David or I. Have a nice holiday weekend.

Thank you,

Henry Lee

Lee, Henry

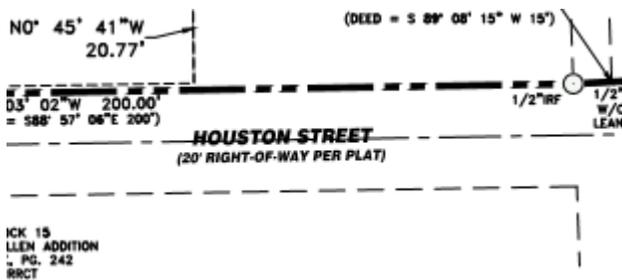
From: Henry Lee
Sent: Friday, July 10, 2020 3:31 PM
To: 'Zan Gates'
Subject: RE: P2020-025 Comments

Good Afternoon,

On sheet one, in the center of the page just below the property boundary is a description of Houston Street. View the image below. This is what M.3 addresses. Hope this helps.

Thank you,

Henry Lee



From: Zan Gates
Sent: Friday, July 10, 2020 3:27 PM
To: Henry Lee
Subject: Re: P2020-025 Comments

I apologise, could I get some clarification on the reference you are referring to in comment M3?

On Fri, Jul 10, 2020 at 2:17 PM, Henry Lee <HLee@rockwall.com> wrote:

Good Afternoon,

After reviewing the plat once more and running it through with my director, there are few more revisions to make.

Attached are the revisions needed to be complete. If you have any questions feel to contact me or my director, Ryan Miller.

Thank you,

Henry Lee

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Lee, Henry

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Sent: Friday, July 10, 2020 3:27 PM
To: Henry Lee
Subject: Re: P2020-025 Comments

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Good Afternoon,

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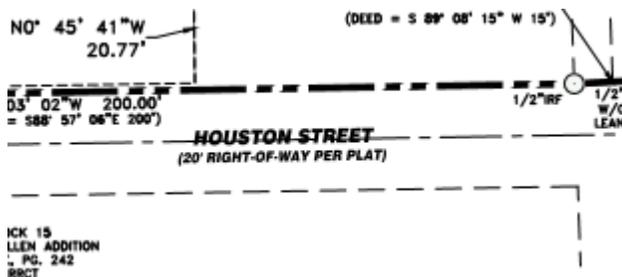
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View the image below. This is what M.3 addresses. Hope this helps.

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Subject: RE: P2020-025 Comments

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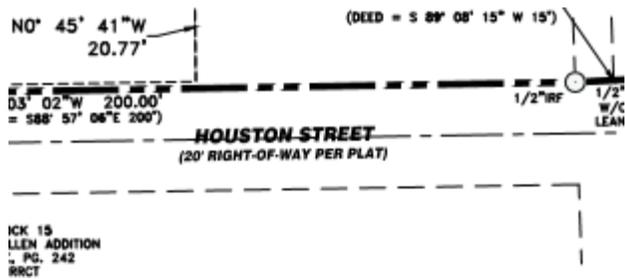
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Lee, Henry

From: Zan Gates <zgates@eldengineering.com>
Sent: Friday, July 10, 2020 4:40 PM
To: Henry Lee
Subject: RE: P2020-025 Comments
Attachments: Development Comments [P2020-025] (07.10.020).pdf; WASHINGTON PLACE PLAT - PG 1.pdf; WASHINGTON PLACE PLAT - PG 2.pdf

Henry,

Thank you for the clarification. I have made the requested changes. The "original" was in reference to the old block lines of the Lowe and Allen Addition, but I've removed "original" from the verbiage. Please don't hesitate to contact me if you have any questions or concerns.

You guys have a great weekend.

Kind Regards,

Zan Gates
Eric L. Davis Engineering


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To: [Zan Gates](#)
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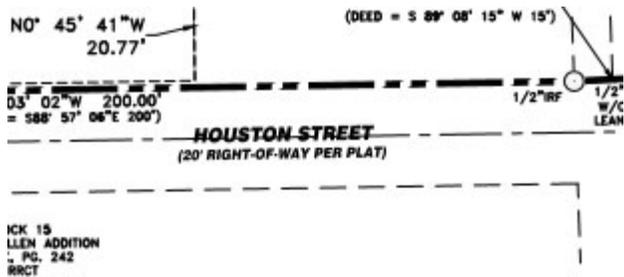
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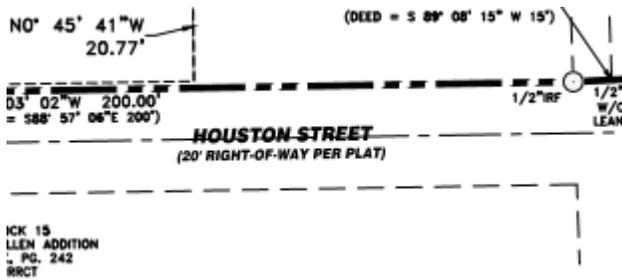
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Lee, Henry

From: Zan Gates <zgates@eldengineering.com>
Sent: Friday, July 10, 2020 1:16 PM
To: Henry Lee
Subject: RE: Title Block Update
Attachments: Development Comments [Revision 1 - P2020-025.pdf; WASHINGTON PLACE PLAT - PG 1.pdf; WASHINGTON PLACE PLAT - PG 2.pdf

Good Afternoon,

I hope this finds you all well and sorry about getting this back so late in the week, I've been in the field for most of it. Here are the updated pdfs for this project. Don't hesitate to reach out with any questions or concerns.

Kind Regards,

Zan Gates
Eric L. Davis Engineering


From: [Henry Lee](#)
Sent: Thursday, July 2, 2020 3:49 PM
To: zgates@eldengineering.com
Subject: Title Block Update

Good Afternoon,

After completing some research David and I revised the title block in my comments to meet your clients preference. If you have any further questions feel free to contact David or I. Have a nice holiday weekend.

Thank you,

Henry Lee

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DATE: 08/07/2020

TO: Zan Gates
P.O Box 2637
Forney, Texas, 75126

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

SUBJECT: P2020-025; 409 W. Washington (Replat)

Zan Gates:

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,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee
Planner