



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition, Phase 2

Lot 21

Block A

General Location La Jolla Point Drive & Carmel Circle

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

Current Zoning C (Commercial)

Current Use N/A

Proposed Zoning C (Commercial)

Proposed Use Office Building

Acreage 1.28

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 Clay Shipman

Applicant USA Professional Services Group, Inc.

Contact Person

Contact Person Craig Smiley

Address 7700 Cody Lane #2708

Address 1525 Viceroy Drive

City, State & Zip Sachse, TX 75048

City, State & Zip Dallas, TX 75235

Phone 469-853-0400

Phone 214-634-3300

E-Mail clay@shipman-fire.com

E-Mail csmiley@usaengineers.com

## NOTARY VERIFICATION [REQUIRED]

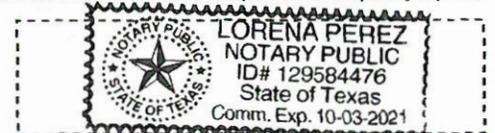
Before me, the undersigned authority, on this day personally appeared Clay Shipman [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 325.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 9th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9th day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

P2020-026- REPLAT FOR LOT 24, BLOCK A, LA JOLLA POINTE, PHASE 2  
REPLAT - LOCATION MAP = 

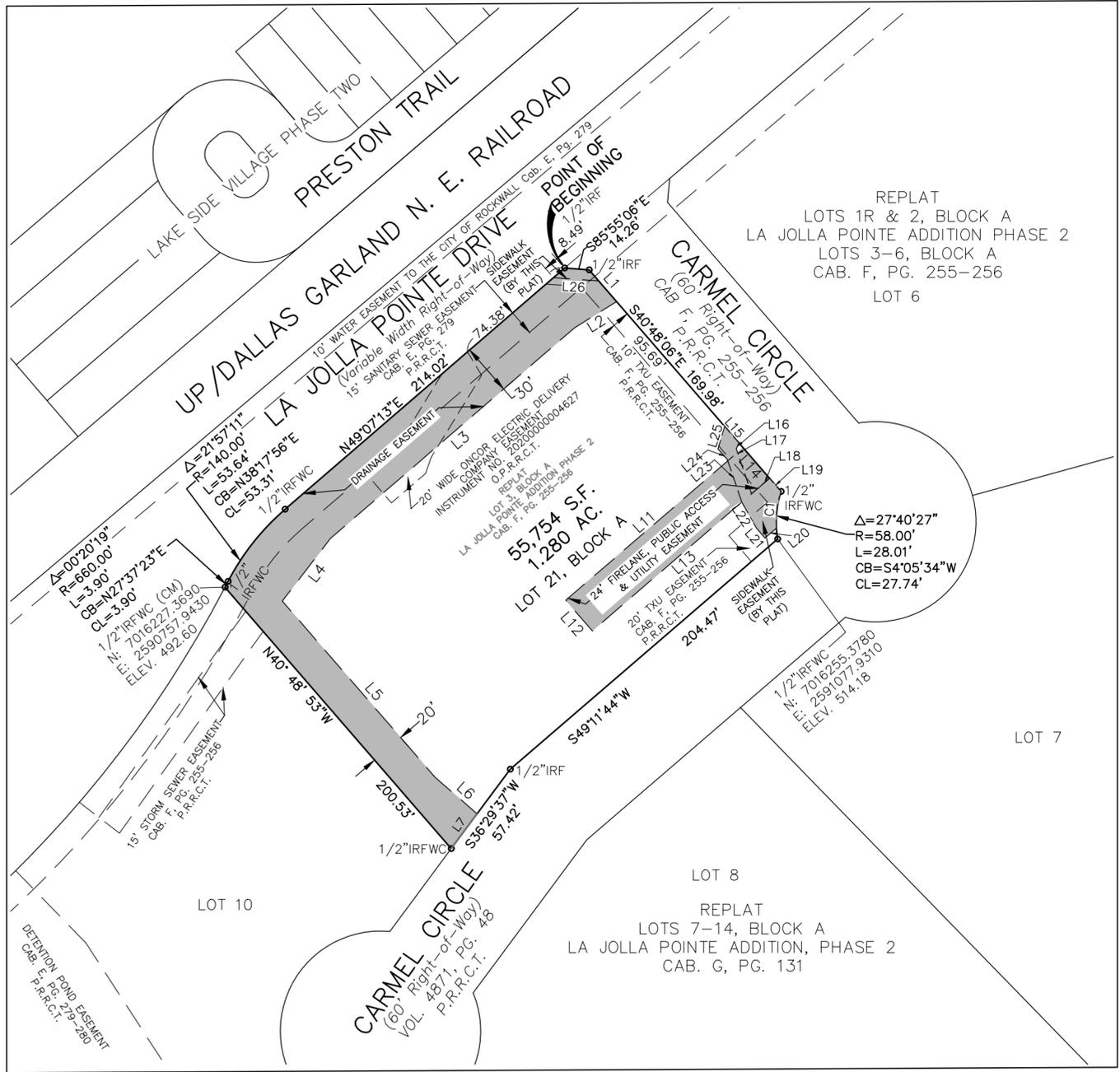
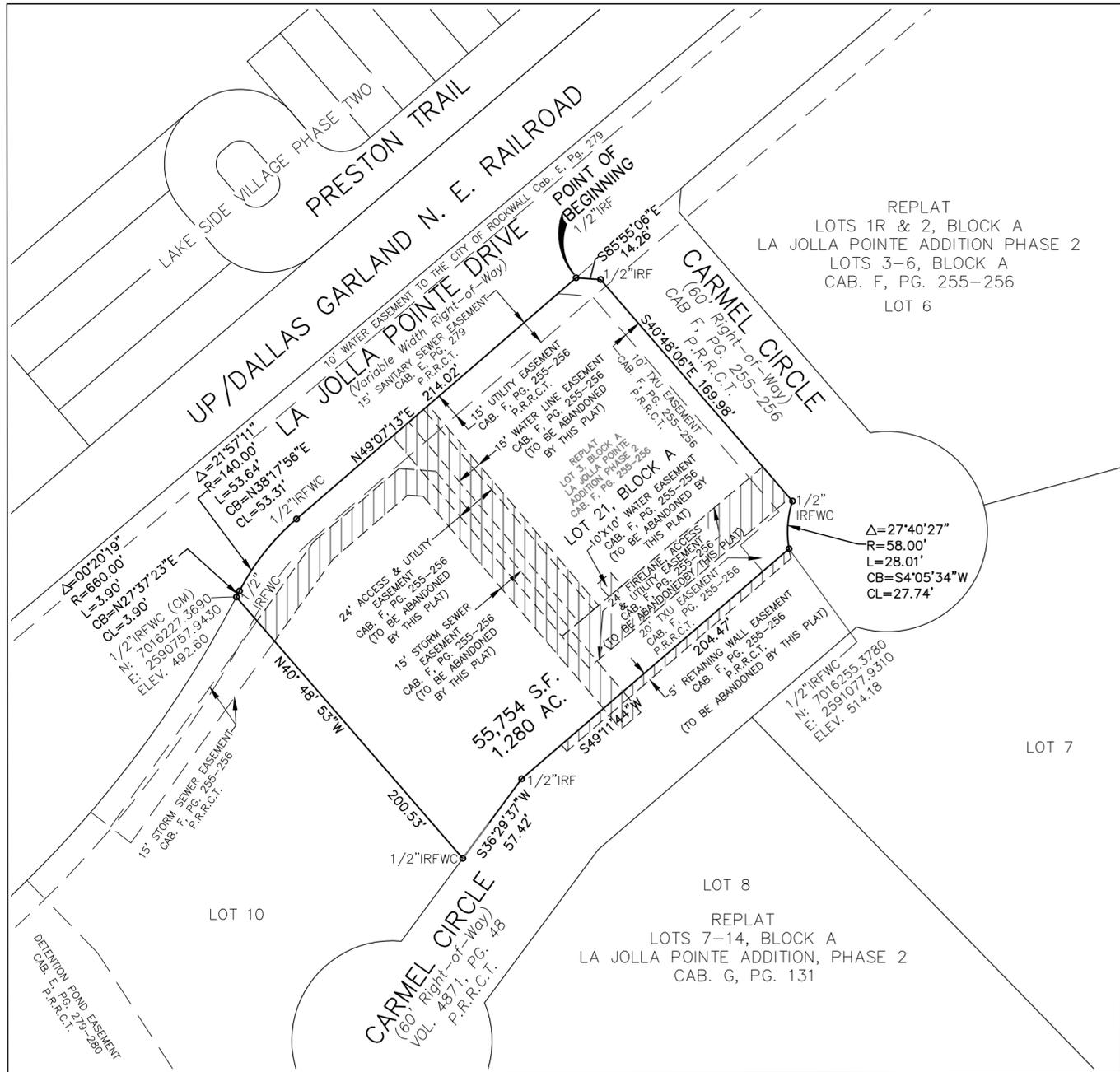


# City of Rockwall

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

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EASEMENT ABANDONMENT

EASEMENT DEDICATION

LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOULME
- CAB. CABINET
- PG. PAGE

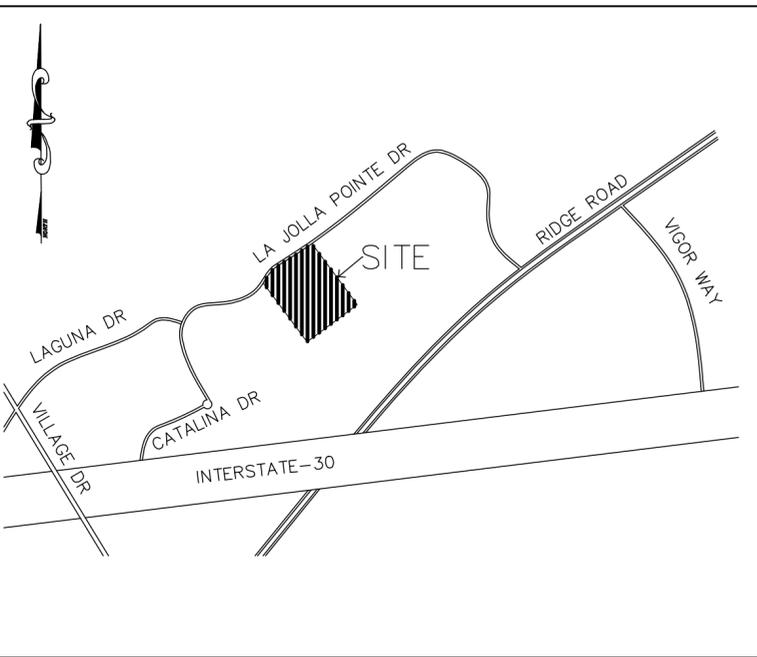
- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED

NOTES:

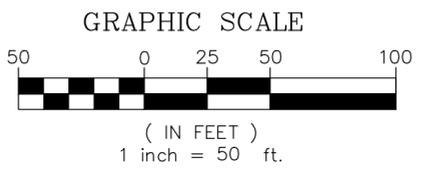
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'



LOCATION MAP  
NOT TO SCALE



ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USAENGINEERS.COM  
 USAI 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT — 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 Rockwal.

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

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title

Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

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LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
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CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
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1525 VICEROY DRIVE, DALLAS, TEXAS 75235
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WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

CLOSURE REPORT

SHIPMAN OFFICE BLDG

10/22/18

1/3

Name: Standard : 1

North: 7016121.7610' East: 2590923.1590'

Segment #1 : Line

Course: S36° 29' 37"W Length: 57.416'

North: 7016075.6029' East: 2590889.0118'

Segment #2 : Line

Course: N40° 48' 53"W Length: 200.529'

North: 7016227.3687' East: 2590757.9430'

Segment #3 : Curve

Length: 3.899' Radius: 660.000'

Delta: 0.3385 (d) Tangent: 1.950'

Chord: 3.899' Course: N27° 37' 23"E

Course In: N62° 12' 28"W Course Out: S62° 32' 46"E

RP North: 7016535.1047' East: 2590174.0778'

End North: 7016230.8233' East: 2590759.7508'

Segment #4 : Curve

Length: 53.641' Radius: 140.000'

Delta: 21.9530 (d) Tangent: 27.154'

Chord: 53.314' Course: N38° 17' 56"E

Course In: S62° 40' 39"E Course Out: N40° 43' 28"W

RP North: 7016166.5635' East: 2590884.1320'

CLOSURE REPORT

End North: 7016272.6635'

East: 2590792.7929'

SHIPMAN OFFICE BLDG

10/22/18

2/3

Segment #5 : Line

Course: N49° 07' 13"E      Length: 214.024'

North: 7016412.7365'      East: 2590954.6133'

Segment #6 : Line

Course: S85° 55' 06"E      Length: 14.260'

North: 7016411.7215'      East: 2590968.8371'

Segment #7 : Line

Course: S40° 48' 06"E      Length: 169.981'

North: 7016283.0500'      East: 2591079.9099'

Segment #8 : Curve

Length: 28.014'      Radius: 58.000'

Delta: 27.6741 (d)      Tangent: 14.286'

Chord: 27.743'      Course: S4° 05' 34"W

Course In: S72° 04' 13"E      Course Out: S80° 15' 20"W

RP North: 7016265.1946'      East: 2591135.0931'

End North: 7016255.3777'      East: 2591077.9299'

SHIRMAN OFFICE BLDG

10/22/18

3/3

CLOSURE REPORT

Segment #9 : Line

Course: S49° 11' 44"W      Length: 204.470'  
North: 7016121.7608'      East: 2590923.1574'

Perimeter: 946.236'      Area: 55754.06 Sq. Ft.  
Error Closure:              0.0016      Course: S82° 32' 05"W  
Error North:                -0.00020      East: -0.00156

Precision 1: 591022.500





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Current Use N/A

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Acreage 1.28

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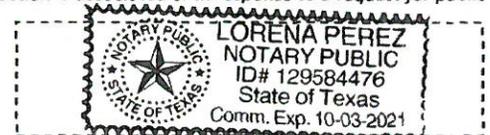
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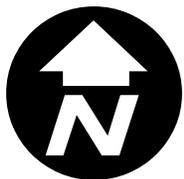
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REPLAT - LOCATION MAP = 

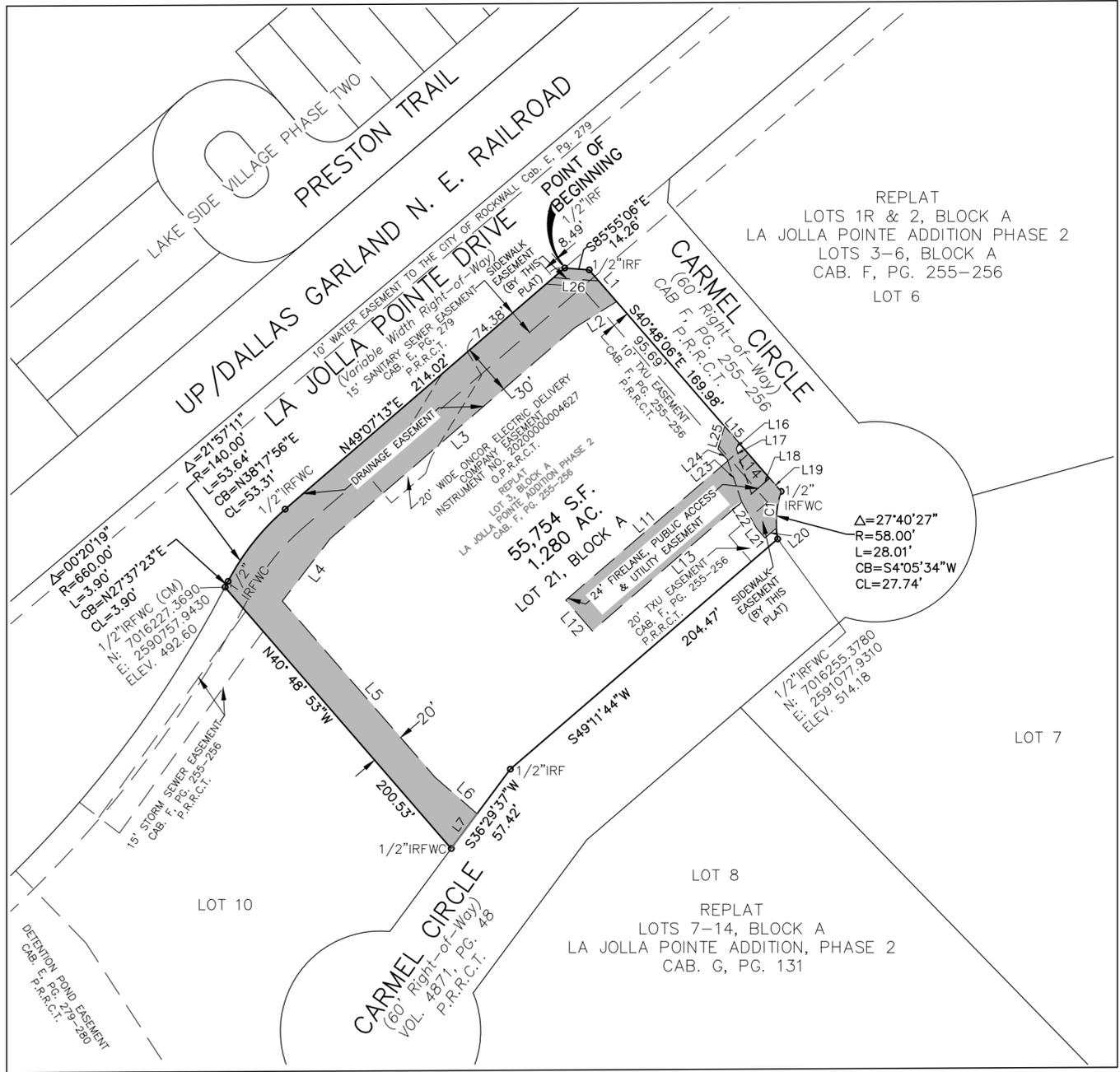
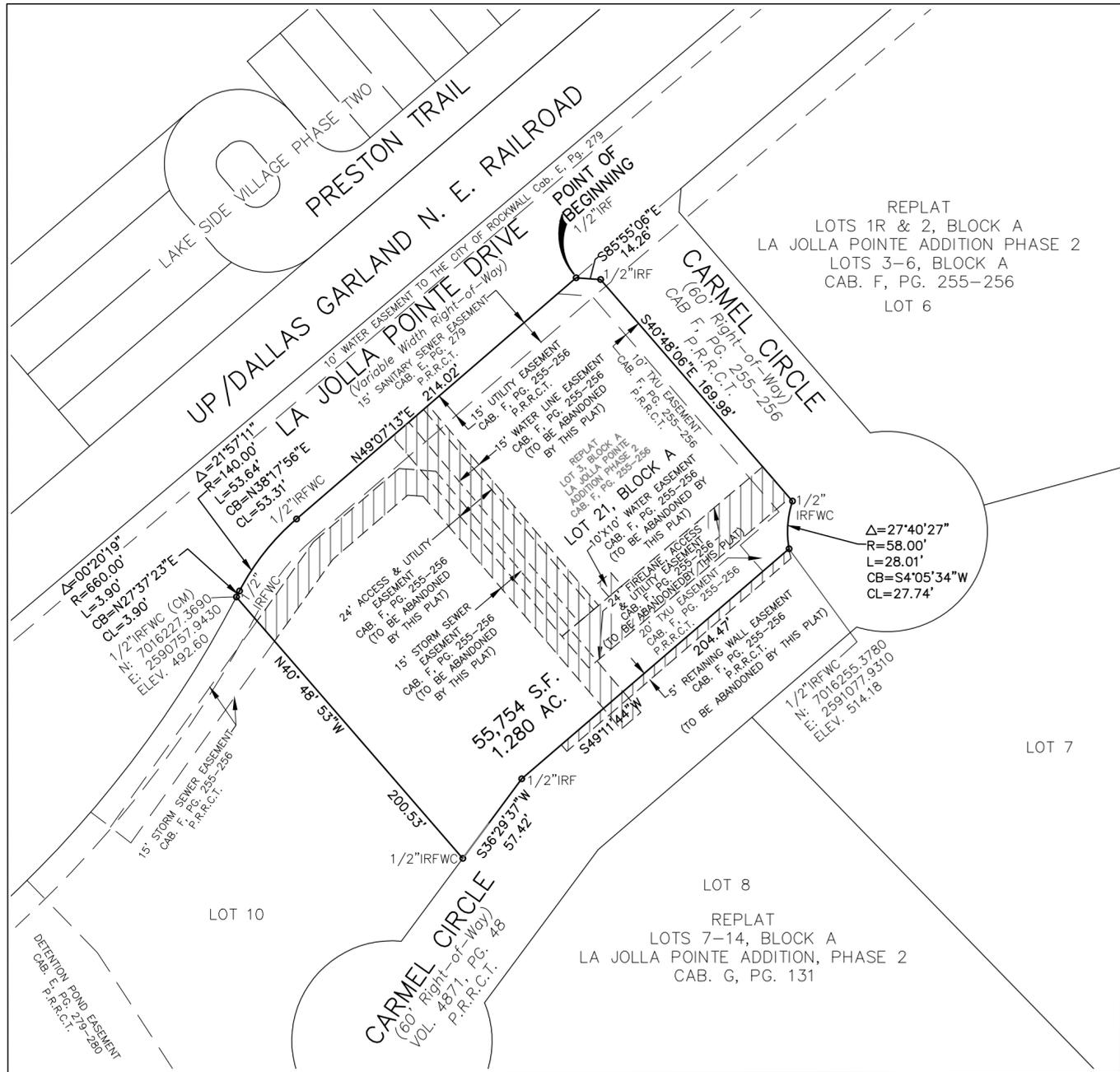


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EASEMENT DEDICATION

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- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOULME
- CAB. CABINET
- PG. PAGE

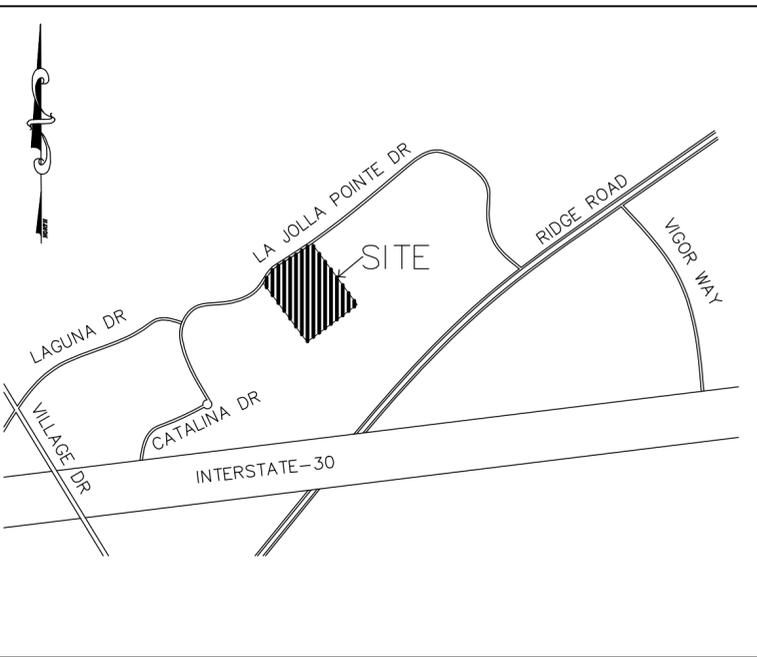
- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED

NOTES:

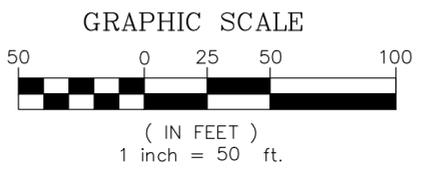
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'



LOCATION MAP  
NOT TO SCALE



ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USAENGINEERS.COM  
 USAI 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT — 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 Rockwal.

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

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title

Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

CLOSURE REPORT

SHIPMAN OFFICE BLDG

10/22/18

1/3

Name: Standard : 1

North: 7016121.7610' East: 2590923.1590'

Segment #1 : Line

Course: S36° 29' 37"W Length: 57.416'

North: 7016075.6029' East: 2590889.0118'

Segment #2 : Line

Course: N40° 48' 53"W Length: 200.529'

North: 7016227.3687' East: 2590757.9430'

Segment #3 : Curve

Length: 3.899' Radius: 660.000'

Delta: 0.3385 (d) Tangent: 1.950'

Chord: 3.899' Course: N27° 37' 23"E

Course In: N62° 12' 28"W Course Out: S62° 32' 46"E

RP North: 7016535.1047' East: 2590174.0778'

End North: 7016230.8233' East: 2590759.7508'

Segment #4 : Curve

Length: 53.641' Radius: 140.000'

Delta: 21.9530 (d) Tangent: 27.154'

Chord: 53.314' Course: N38° 17' 56"E

Course In: S62° 40' 39"E Course Out: N40° 43' 28"W

RP North: 7016166.5635' East: 2590884.1320'

CLOSURE REPORT

End North: 7016272.6635'

East: 2590792.7929'

SHIPMAN OFFICE BLDG

10/22/18

2/3

Segment #5 : Line

Course: N49° 07' 13"E      Length: 214.024'

North: 7016412.7365'      East: 2590954.6133'

Segment #6 : Line

Course: S85° 55' 06"E      Length: 14.260'

North: 7016411.7215'      East: 2590968.8371'

Segment #7 : Line

Course: S40° 48' 06"E      Length: 169.981'

North: 7016283.0500'      East: 2591079.9099'

Segment #8 : Curve

Length: 28.014'      Radius: 58.000'

Delta: 27.6741 (d)      Tangent: 14.286'

Chord: 27.743'      Course: S4° 05' 34"W

Course In: S72° 04' 13"E      Course Out: S80° 15' 20"W

RP North: 7016265.1946'      East: 2591135.0931'

End North: 7016255.3777'      East: 2591077.9299'

SHIRMAN OFFICE BLDG

10/22/18

3/3

CLOSURE REPORT

Segment #9 : Line

Course: S49° 11' 44"W      Length: 204.470'  
North: 7016121.7608'      East: 2590923.1574'

Perimeter: 946.236'      Area: 55754.06 Sq. Ft.  
Error Closure:              0.0016      Course: S82° 32' 05"W  
Error North:                -0.00020      East: -0.00156

Precision 1: 591022.500





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** June 30, 2020  
**APPLICANT:** Craig Smiley; USA Professional Services Group, Inc.  
**CASE NUMBER:** P2020-026; Lot 24, Block A, La Jolla Pointe Addition, Phase 2

---

### SUMMARY

Discuss and consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 1.280-acre parcel of land (*i.e. Lot 21, Block A, La Jolla Pointe Addition, Phase 2*) for the purpose establishing one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe Addition, Phase 2*) to allow for the construction of a three (3) story office building and a one (1) story garage. The primary purpose of this replat is to indicate the stormwater, access, and retaining wall easements that need to be abandoned and dedicate a new drainage and access easements.
- On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property which indicated where the proposed three (3) story office building and one (1) story garage would be located. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 24, Block A, La Jolla Pointe Addition, Phase 2*, 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:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition, Phase 2

Lot 21

Block A

General Location La Jolla Point Drive & Carmel Circle

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

Current Zoning C (Commercial)

Current Use N/A

Proposed Zoning C (Commercial)

Proposed Use Office Building

Acreage 1.28

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 Clay Shipman

Applicant USA Professional Services Group, Inc.

Contact Person

Contact Person Craig Smiley

Address 7700 Cody Lane #2708

Address 1525 Viceroy Drive

City, State & Zip Sachse, TX 75048

City, State & Zip Dallas, TX 75235

Phone 469-853-0400

Phone 214-634-3300

E-Mail clay@shipman-fire.com

E-Mail csmiley@usaengineers.com

## NOTARY VERIFICATION [REQUIRED]

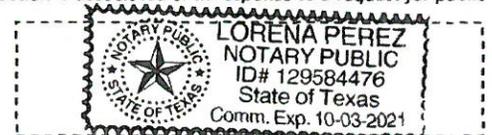
Before me, the undersigned authority, on this day personally appeared Clay Shipman [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 325.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 9th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9th day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-026  
PROJECT NAME: Replat of Lot 21, Block A, La Jolla Pointe  
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 Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

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

06/24/2020: P2020-026; Replat for Lots 24, Block A, La Jolla Pointe Addition, Phase 2  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2, being a 1.280-acre tract of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial, addressed as 1020 La Jolla Pointe Drive.

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 (P2020-026) 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) that are applicable to the subject property. (§01.02(D), Art. 11, UDC)

M.5 Correct Title Block to read as follows:

Final Plat  
Lot 24, Block A, La Jolla Pointe, Addition Phase 2  
Being a replat of Lot 21, Block A, La Jolla Pointe Addition, Phase 2  
Containing a total of 1.280-acres  
Situated within the La Jolla Pointe Addition, Phase 2  
An Addition to the City of Rockwall, Rockwall County, Texas

M.6 Verify the scale on the Plat, currently it does not scale to 50'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M. 7 Indicate the buildings front setback. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the centerlines for each road. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Within the Owner's Certificate include a number 7, that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.11 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.12 Remove the City Engineer signature located on the bottom-center of sheet 2.

M.13 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.14 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.15 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.16 The Planning and Zoning Meeting will be held on July 14, 2020.

I.17 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 - The sidewalk easement must be labeled as "Public Sidewalk..."

M - Hatch sidewalk easement differently than others, to better define limits.

M - Update note two to read, "Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

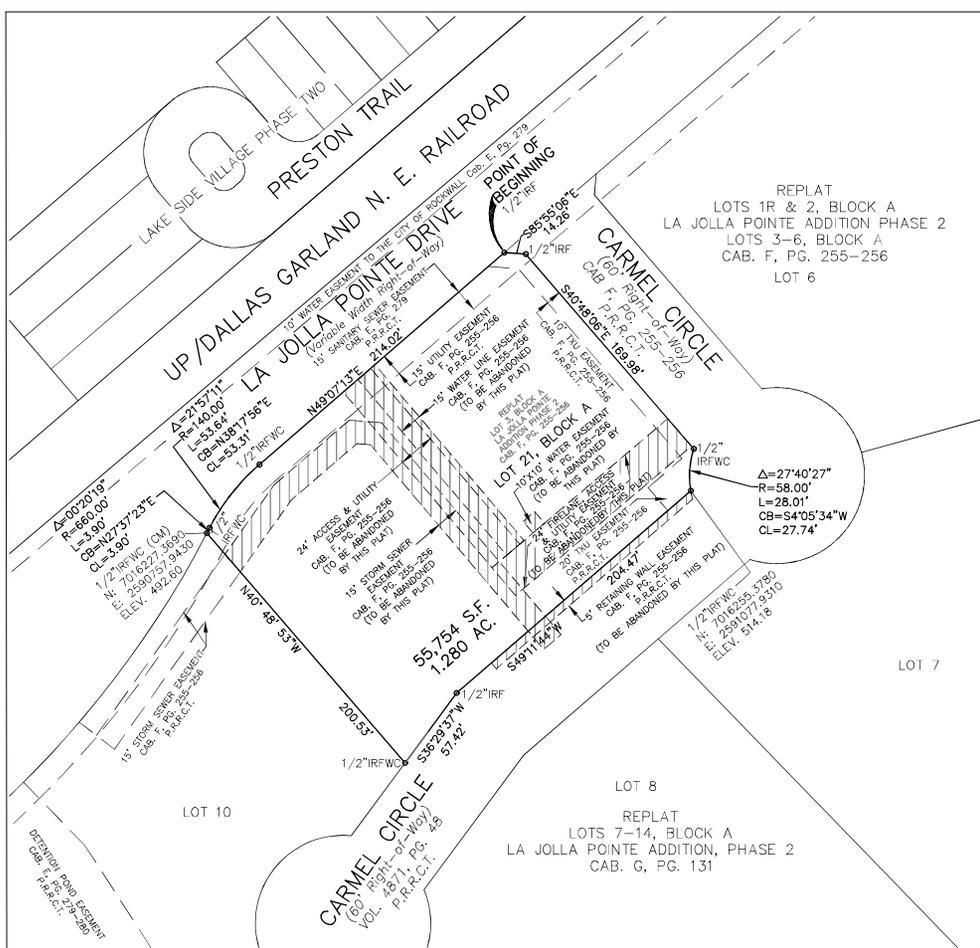
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved

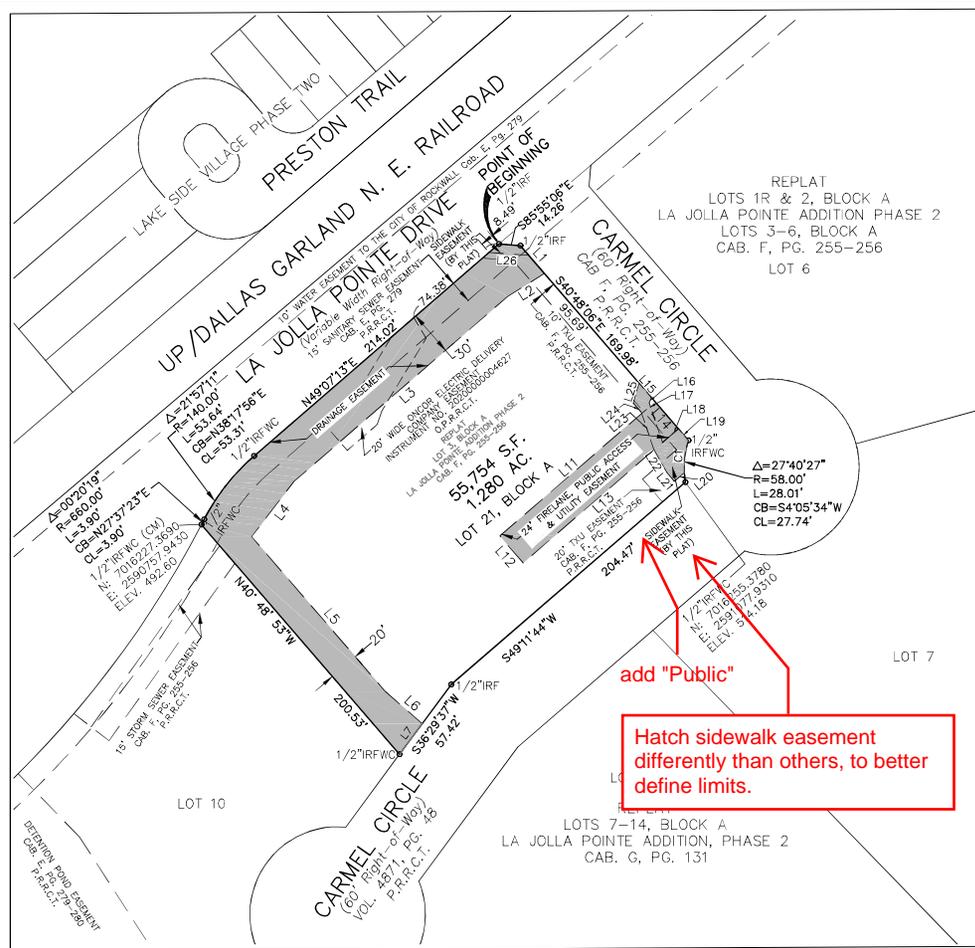
No Comments

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

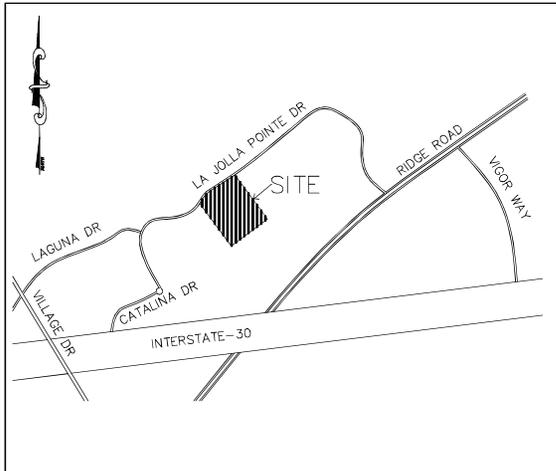
06/23/2020: No comments



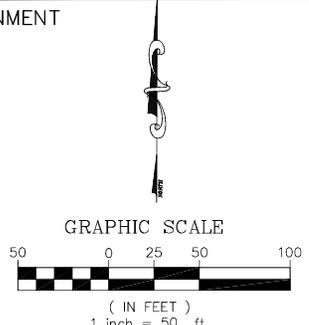
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



- LEGEND:
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - IRF IRON ROD FOUND
  - P.O.B. POINT OF BEGINNING
  - ROW RIGHT-OF-WAY
  - BL BUILDING LINE
  - SQ FT SQUARE FEET
  - IRFWD IRON ROD FOUND WITH CAP
  - VOL. VOULME
  - CAB. CABINET
  - PG. PAGE
  - EASEMENT TO BE ABANDONED
  - EASEMENT TO BE DEDICATED

ENGINEERS/SURVEYORS:  
  
**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USAPROFENGINEERS.COM  
 USA 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	26.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
  - Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.
- add "and drainage easements"
- | CURVE TABLE |           |        |        |               |                |
|-------------|-----------|--------|--------|---------------|----------------|
| Curve #     | Delta     | Radius | Length | Chord Bearing | Chord Distance |
| C1          | 21°24'02" | 58.00' | 21.66' | S07°13'46"W   | 21.54'         |

FINAL PLAT  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT - 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blewins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A, of the Replat of Lots 1R & 2, Block A, La Jolla Pointe Addition, Phase 2, Plat 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for a corner clip at the intersection of the southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

**THENCE** South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

**THENCE** South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

**THENCE** in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

**THENCE** South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A La Jolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

**THENCE** North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southeast corner of said Lot 10, Block A and the Northwest corner of said Lot 3, Block A, and being also the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

**THENCE** in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

**THENCE** in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

**THENCE** North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A, La Jolla Pointe Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

**RECOMMENDED FOR FINAL APPROVAL**  
Planning and Zoning Commission

**APPROVED:**

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

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

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

Mayer, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

**SURVEYORS CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

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

William V. Perry DATE \_\_\_\_\_  
Registered Professional Land Surveyor Registration No. 4699  
USA Professional Services Group, Inc.



STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

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

Notary Public in and for the State of Texas

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

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

City Engineer

Date

**CLAY SHIPMAN FIRE PROTECTION, LLC**  
7700 CODY LANE, SUITE 2705  
SACHSE, TEXAS 75046  
(469) 853-0400

DEVELOPER:

**FINAL PLAT**  
LOT 21, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
BEING A REPLAT OF  
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
1 LOT - 1.280 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
1525 GARDEN VALLEY BLVD., SUITE 200, DALLAS, TEXAS 75246  
OFFICE: (214) 634-3500 FAX: (214) 634-3538  
WWW.USAPROFESSIONALS.COM  
USA 2018006.00

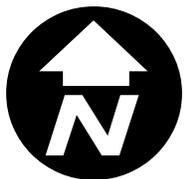
P2020-026- REPLAT FOR LOT 24, BLOCK A, LA JOLLA POINTE, PHASE 2  
REPLAT - LOCATION MAP = 

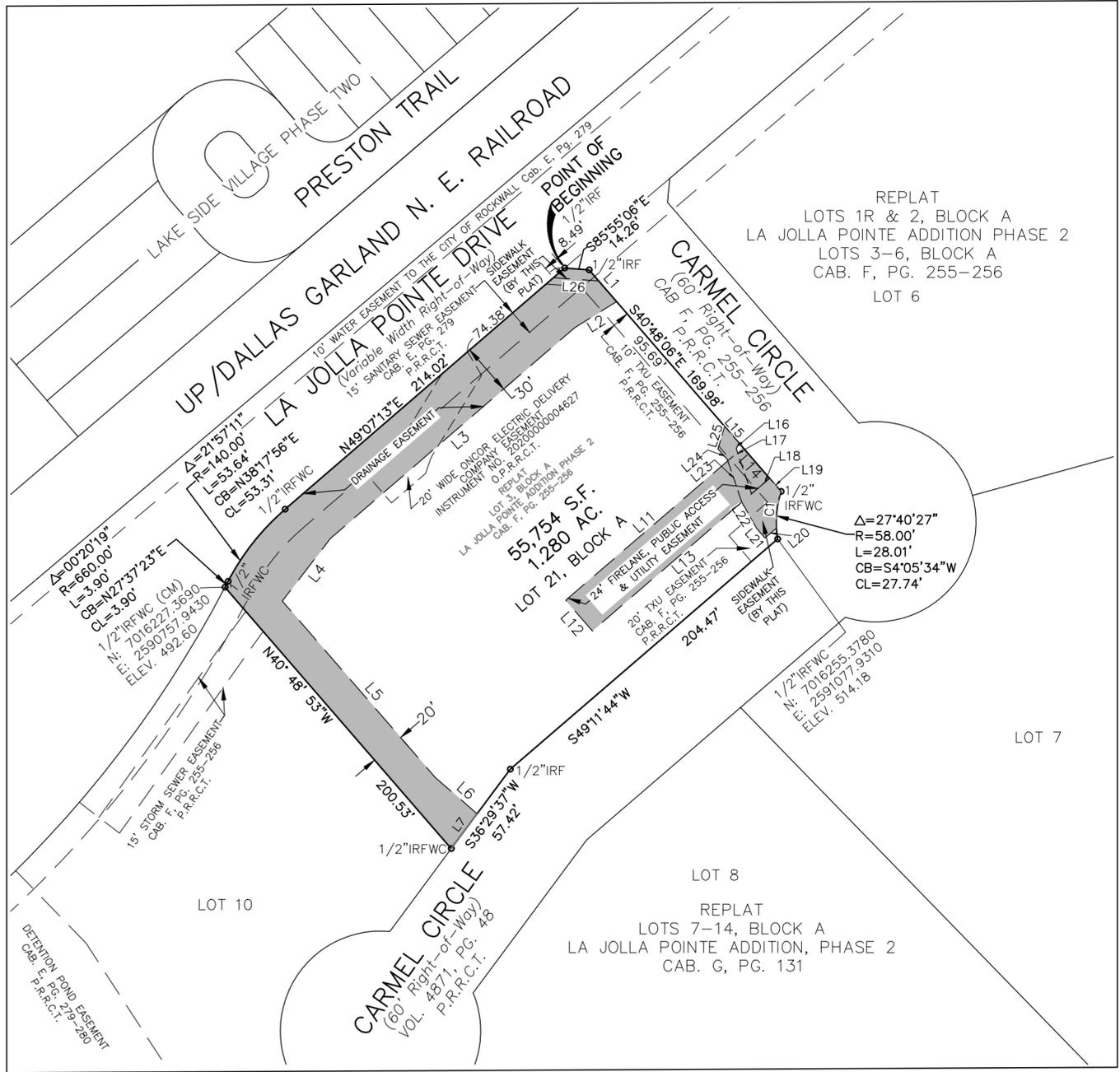
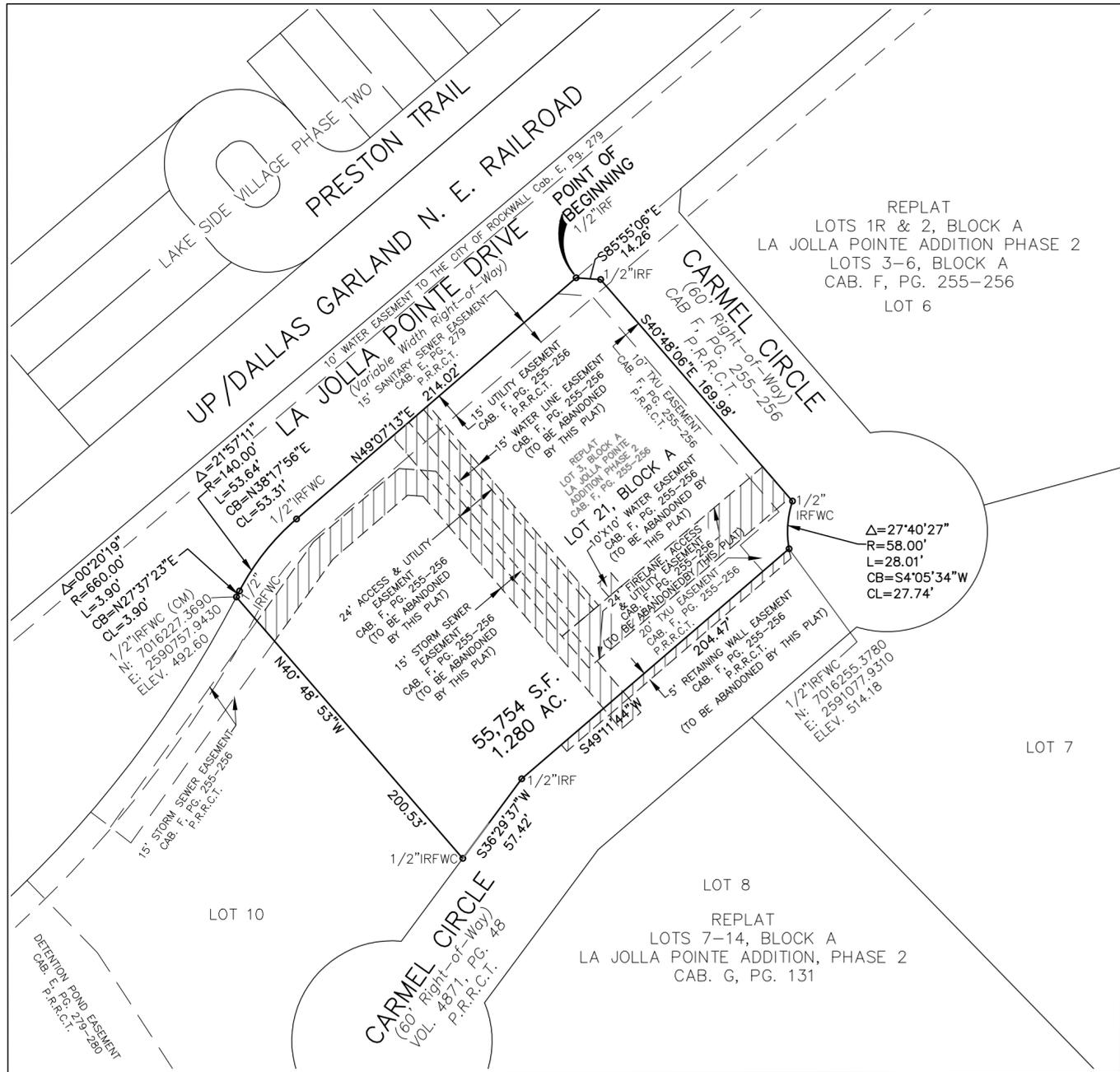


# City of Rockwall

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

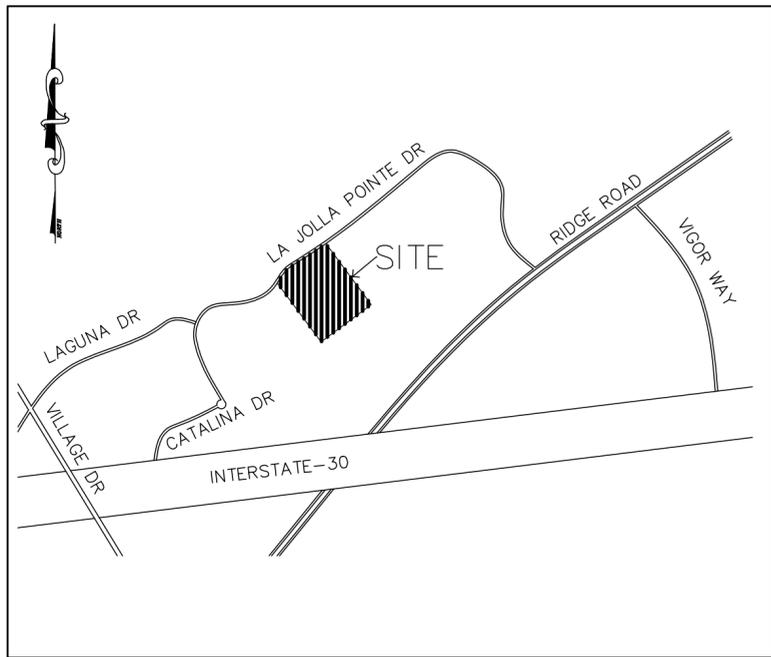
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





EASEMENT ABANDONMENT

EASEMENT DEDICATION

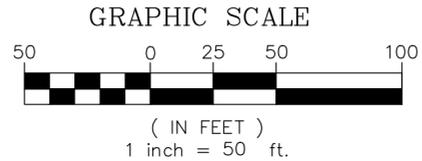


LOCATION MAP  
NOT TO SCALE

LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOULME
- CAB. CABINET
- PG. PAGE

- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED



ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USAENGINEERS.COM  
 USAI 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
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L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT — 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 Rockwal.

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

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title

Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

CLOSURE REPORT

SHIPMAN OFFICE BLDG

10/22/18

1/3

Name: Standard : 1

North: 7016121.7610' East: 2590923.1590'

Segment #1 : Line

Course: S36° 29' 37"W Length: 57.416'

North: 7016075.6029' East: 2590889.0118'

Segment #2 : Line

Course: N40° 48' 53"W Length: 200.529'

North: 7016227.3687' East: 2590757.9430'

Segment #3 : Curve

Length: 3.899' Radius: 660.000'

Delta: 0.3385 (d) Tangent: 1.950'

Chord: 3.899' Course: N27° 37' 23"E

Course In: N62° 12' 28"W Course Out: S62° 32' 46"E

RP North: 7016535.1047' East: 2590174.0778'

End North: 7016230.8233' East: 2590759.7508'

Segment #4 : Curve

Length: 53.641' Radius: 140.000'

Delta: 21.9530 (d) Tangent: 27.154'

Chord: 53.314' Course: N38° 17' 56"E

Course In: S62° 40' 39"E Course Out: N40° 43' 28"W

RP North: 7016166.5635' East: 2590884.1320'

CLOSURE REPORT

End North: 7016272.6635'

East: 2590792.7929'

SHIPMAN OFFICE BLDG

10/22/18

2/3

Segment #5 : Line

Course: N49° 07' 13"E      Length: 214.024'

North: 7016412.7365'      East: 2590954.6133'

Segment #6 : Line

Course: S85° 55' 06"E      Length: 14.260'

North: 7016411.7215'      East: 2590968.8371'

Segment #7 : Line

Course: S40° 48' 06"E      Length: 169.981'

North: 7016283.0500'      East: 2591079.9099'

Segment #8 : Curve

Length: 28.014'      Radius: 58.000'

Delta: 27.6741 (d)      Tangent: 14.286'

Chord: 27.743'      Course: S4° 05' 34"W

Course In: S72° 04' 13"E      Course Out: S80° 15' 20"W

RP North: 7016265.1946'      East: 2591135.0931'

End North: 7016255.3777'      East: 2591077.9299'

SHIRMAN OFFICE BLDG

10/22/18

3/3

CLOSURE REPORT

Segment #9 : Line

Course: S49° 11' 44"W      Length: 204.470'  
North: 7016121.7608'      East: 2590923.1574'

Perimeter: 946.236'      Area: 55754.06 Sq. Ft.  
Error Closure:              0.0016      Course: S82° 32' 05"W  
Error North:                -0.00020      East: -0.00156

Precision 1: 591022.500





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** June 30, 2020  
**APPLICANT:** Craig Smiley; USA Professional Services Group, Inc.  
**CASE NUMBER:** P2020-026; Lot 24, Block A, La Jolla Pointe Addition, Phase 2

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### SUMMARY

Discuss and consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 1.280-acre parcel of land (*i.e. Lot 21, Block A, La Jolla Pointe Addition, Phase 2*) for the purpose establishing one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe Addition, Phase 2*) to allow for the construction of a three (3) story office building and a one (1) story garage. The primary purpose of this replat is to indicate the stormwater, access, and retaining wall easements that need to be abandoned and dedicate a new drainage and access easements.
- On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property which indicated where the proposed three (3) story office building and one (1) story garage would be located. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 24, Block A, La Jolla Pointe Addition, Phase 2*, 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:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition, Phase 2

Lot 21

Block A

General Location La Jolla Point Drive & Carmel Circle

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

Current Zoning C (Commercial)

Current Use N/A

Proposed Zoning C (Commercial)

Proposed Use Office Building

Acreage 1.28

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 Clay Shipman

Applicant USA Professional Services Group, Inc.

Contact Person

Contact Person Craig Smiley

Address 7700 Cody Lane #2708

Address 1525 Viceroy Drive

City, State & Zip Sachse, TX 75048

City, State & Zip Dallas, TX 75235

Phone 469-853-0400

Phone 214-634-3300

E-Mail clay@shipman-fire.com

E-Mail csmiley@usaengineers.com

## NOTARY VERIFICATION [REQUIRED]

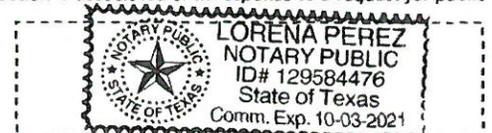
Before me, the undersigned authority, on this day personally appeared Clay Shipman [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 325.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 9th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9th day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

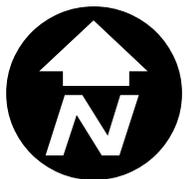
P2020-026- REPLAT FOR LOT 24, BLOCK A, LA JOLLA POINTE, PHASE 2  
REPLAT - LOCATION MAP = 



# City of Rockwall

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

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



# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-026  
PROJECT NAME: Replat of Lot 21, Block A, La Jolla Pointe  
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 Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

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

06/24/2020: P2020-026; Replat for Lots 24, Block A, La Jolla Pointe Addition, Phase 2  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2, being a 1.280-acre tract of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial, addressed as 1020 La Jolla Pointe Drive.

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 (P2020-026) 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) that are applicable to the subject property. (§01.02(D), Art. 11, UDC)

M.5 Correct Title Block to read as follows:

Final Plat  
Lot 24, Block A, La Jolla Pointe, Addition Phase 2  
Being a replat of Lot 21, Block A, La Jolla Pointe Addition, Phase 2  
Containing a total of 1.280-acres  
Situated within the La Jolla Pointe Addition, Phase 2  
An Addition to the City of Rockwall, Rockwall County, Texas

M.6 Verify the scale on the Plat, currently it does not scale to 50'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M. 7 Indicate the buildings front setback. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the centerlines for each road. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Within the Owner's Certificate include a number 7, that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.11 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.12 Remove the City Engineer signature located on the bottom-center of sheet 2.

M.13 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.14 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.15 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.16 The Planning and Zoning Meeting will be held on July 14, 2020.

I.17 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 - The sidewalk easement must be labeled as "Public Sidewalk..."

M - Hatch sidewalk easement differently than others, to better define limits.

M - Update note two to read, "Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

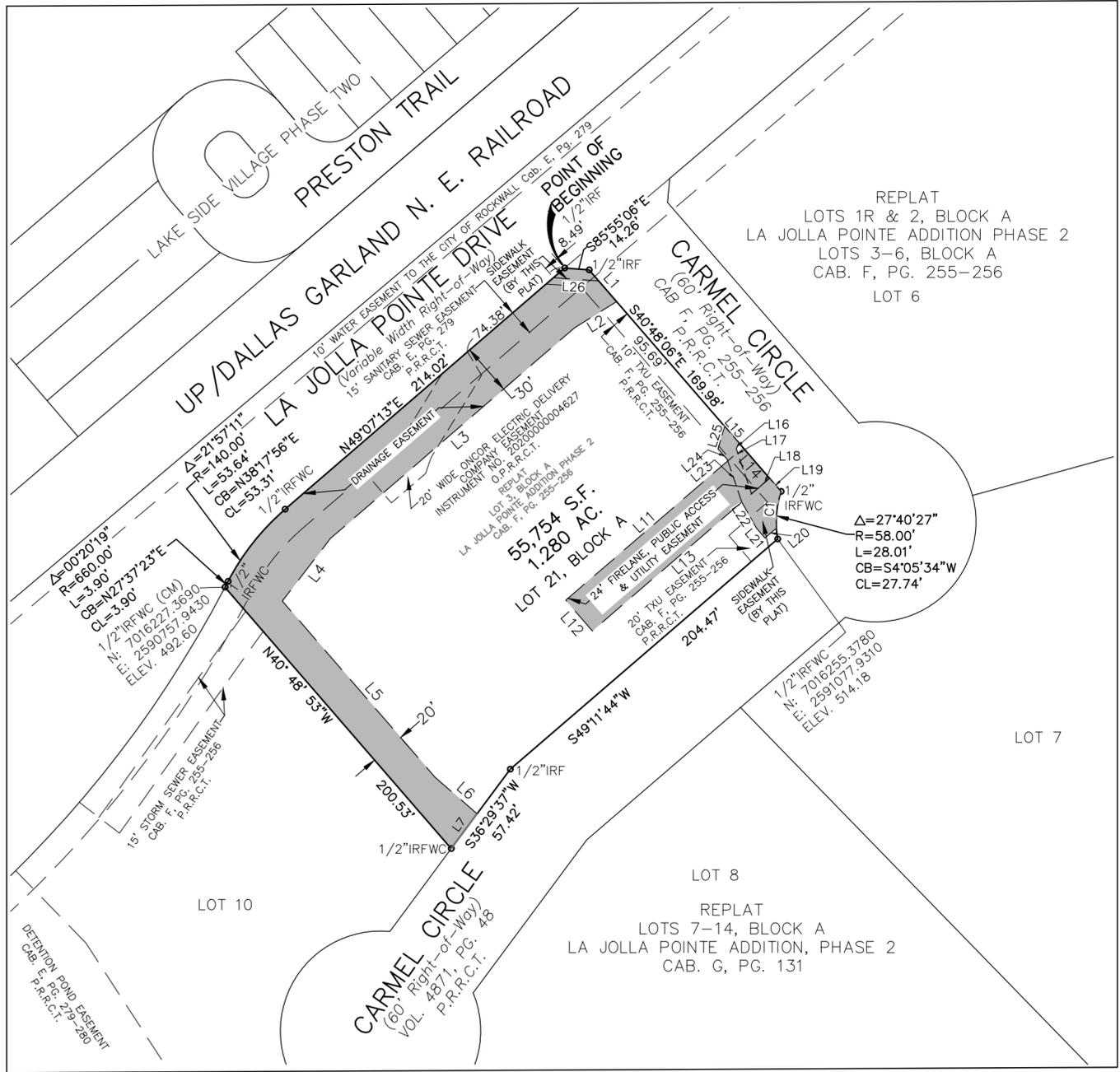
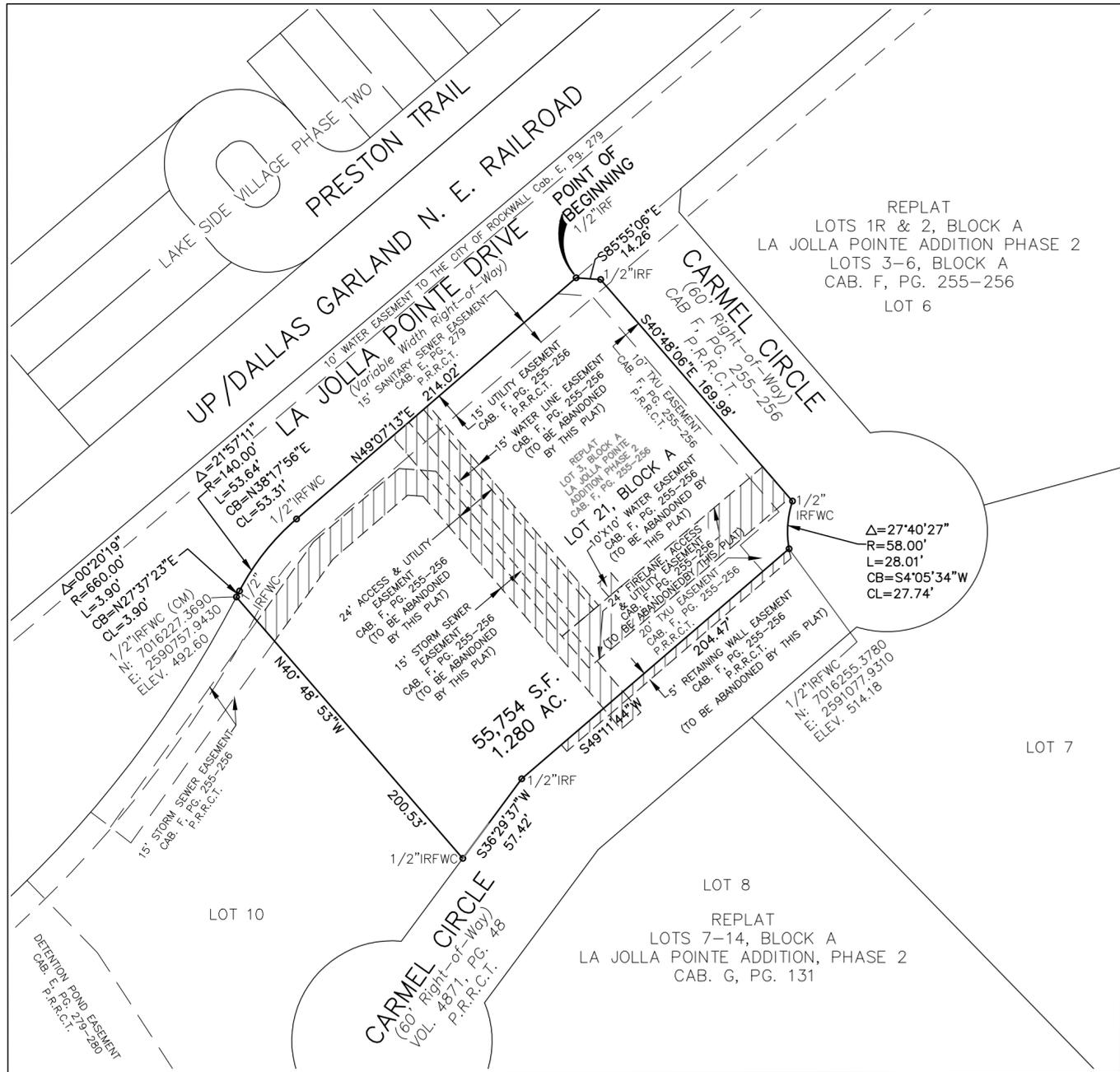
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved

No Comments

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

06/23/2020: No comments



EASEMENT ABANDONMENT

EASEMENT DEDICATION

LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOULME
- CAB. CABINET
- PG. PAGE

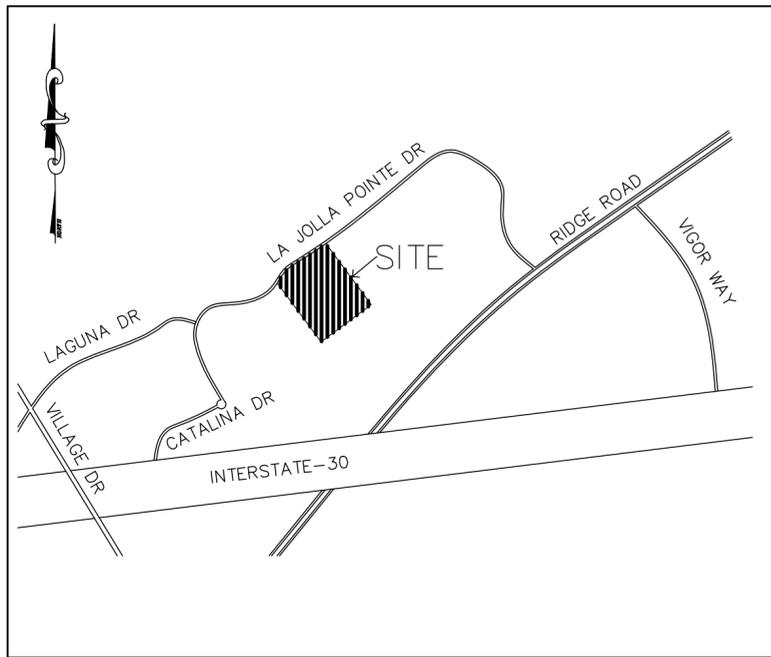
- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED

NOTES:

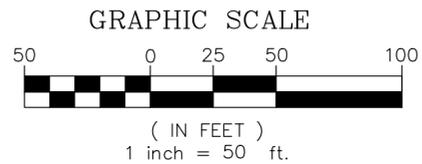
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'



LOCATION MAP  
NOT TO SCALE



ENGINEERS/SURVEYORS:  
  
**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
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 USAI 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT — 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 Rockwal.

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

CLAY SHIPMAN FIRE PROTECTION, LLC

By: Owner Name
Title

Dated:

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority. On this day personal appeared, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this day of

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day of

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400



# 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 6, 2020  
**APPLICANT:** Craig Smiley; USA Professional Services Group, Inc.  
**CASE NUMBER:** P2020-026; Lot 24, Block A, La Jolla Pointe Addition, Phase 2

---

### SUMMARY

Discuss and consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 1.280-acre parcel of land (*i.e. Lot 21, Block A, La Jolla Pointe Addition, Phase 2*) for the purpose establishing one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe Addition, Phase 2*) to allow for the construction of a three (3) story office building and a one (1) story garage. The primary purpose of this replat is to indicate the stormwater, access, and retaining wall easements that need to be abandoned and dedicate a new drainage and access easements.
- On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property which indicated where the proposed three (3) story office building and one (1) story garage would be located. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2.
- 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 *Lot 24, Block A, La Jolla Pointe Addition, Phase 2*, 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:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition, Phase 2

Lot 21

Block A

General Location La Jolla Point Drive & Carmel Circle

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

Current Zoning C (Commercial)

Current Use N/A

Proposed Zoning C (Commercial)

Proposed Use Office Building

Acreage 1.28

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 Clay Shipman

Applicant USA Professional Services Group, Inc.

Contact Person

Contact Person Craig Smiley

Address 7700 Cody Lane #2708

Address 1525 Viceroy Drive

City, State & Zip Sachse, TX 75048

City, State & Zip Dallas, TX 75235

Phone 469-853-0400

Phone 214-634-3300

E-Mail clay@shipman-fire.com

E-Mail csmiley@usaengineers.com

## NOTARY VERIFICATION [REQUIRED]

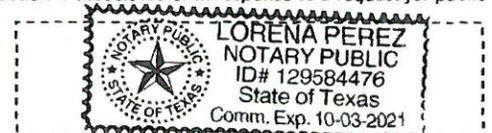
Before me, the undersigned authority, on this day personally appeared Clay Shipman [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 325.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 9th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9th day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

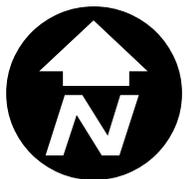
P2020-026- REPLAT FOR LOT 24, BLOCK A, LA JOLLA POINTE, PHASE 2  
REPLAT - LOCATION MAP = 

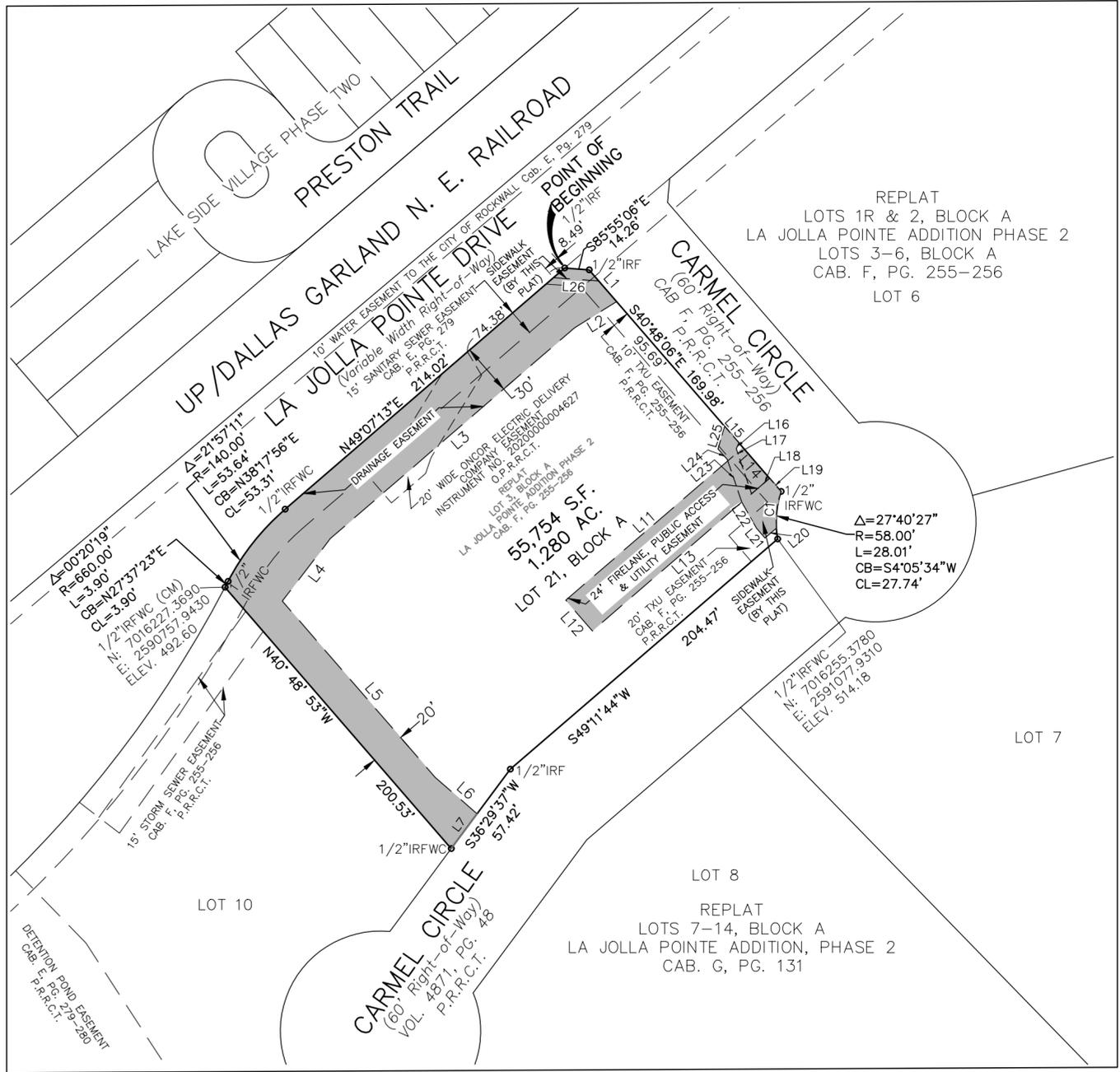
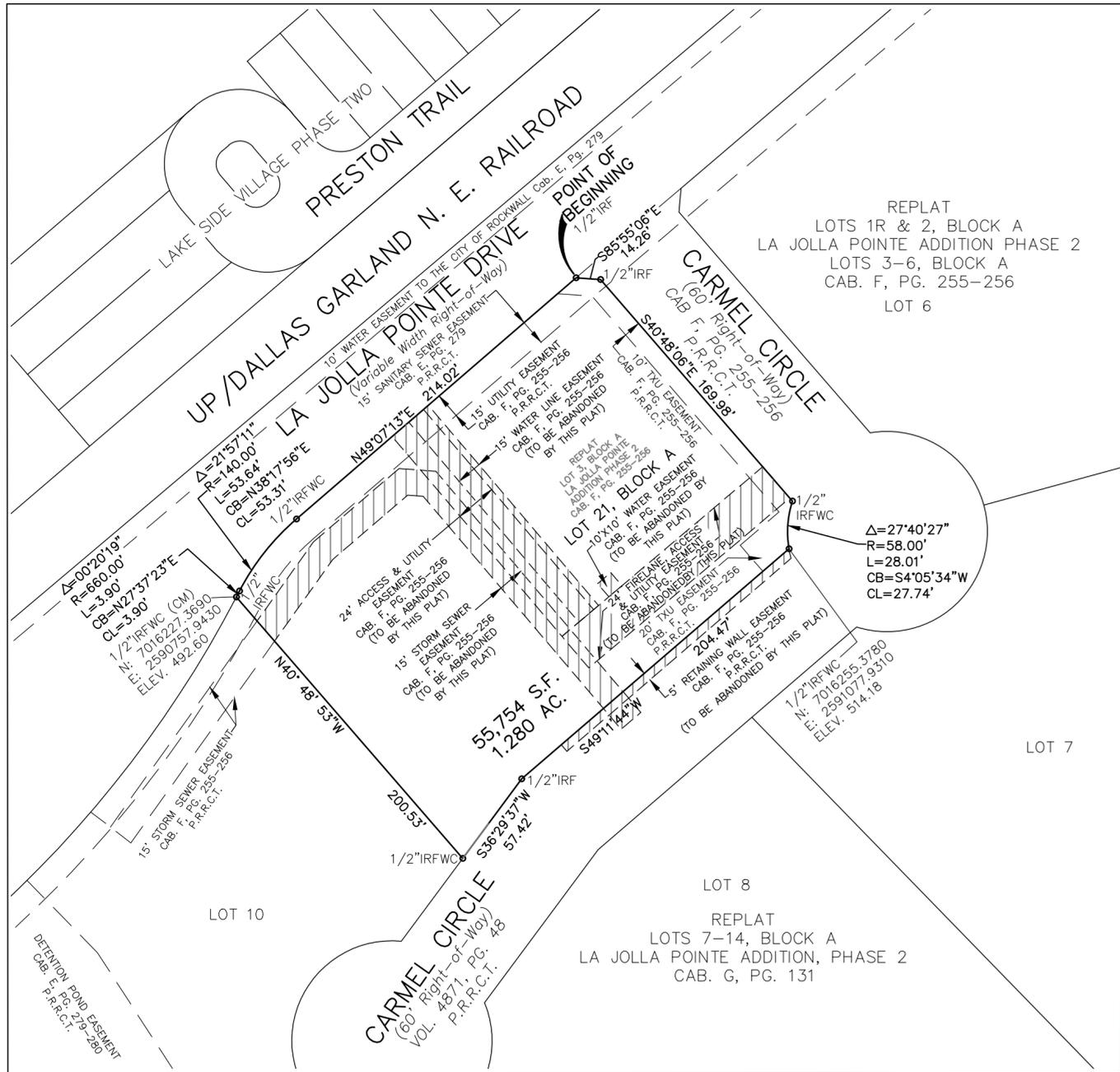


# City of Rockwall

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

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





EASEMENT ABANDONMENT

EASEMENT DEDICATION

LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOULME
- CAB. CABINET
- PG. PAGE

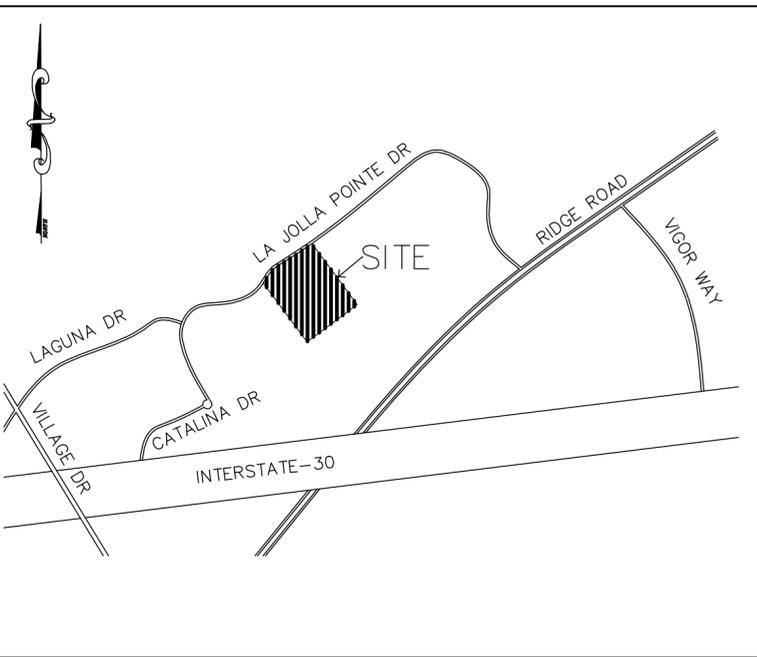
- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED

NOTES:

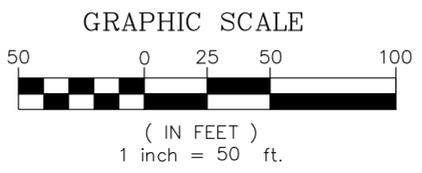
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'



LOCATION MAP  
NOT TO SCALE



ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USAENGINEERS.COM  
 USAI 2018006.00

DEVELOPER:  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 1 LOT — 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 1020 LA JOLLA POINTE DRIVE  
 JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of

ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 Rockwal.

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

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title

Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

**Lee, Henry**

---

**From:** Henry Lee  
**Sent:** Friday, June 26, 2020 4:03 PM  
**To:** 'csmiley@usaengineers.com'  
**Subject:** Rockwall Staff Comments P2020-026  
**Attachments:** Packet [P&Z] (6.19.2020).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:** Craig Smiley <CSmiley@usaengineers.com>  
**Sent:** Saturday, July 4, 2020 11:55 AM  
**To:** Henry Lee  
**Cc:** John Dudek  
**Subject:** RE: Rockwall Staff Comments P2020-026  
**Attachments:** Shipman Revised Plat 0202 07 02.pdf

Dear Henry

Attached is a .pdf of the revised Shipman Office plat. The plat has been revised per staff comments received June 26, 2020 as outlined below:

### PLANNING COMMENTS

- M.3 *Show case number on all sheets* - Added as requested.
- M.5 *Correct title block* - Revised as requested.
- M.6 *Verify the scale* - Graphic scale corrected to indicate 60 scale.
- M.7 *Indicate building front setback* - Added as requested.
- M.8 *Indicate centerlines for each road* - Added as requested.
- M.9 *Indicate all existing and proposed corner clips and any subsequent dedication* - Existing 10' corner clip note added at La Jolla Pointe/Carmel Circle. No new corner clip dedications with this plat.
- M.10 *Add Note 7 to Owner's Certificate 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'* - Added as requested.
- M.11 *Remove Notary block below Surveyor's Certificate* - Removed as requested.
- M.12 *Remove City Engineer signature* - Removed as requested.

### ENGINEERING COMMENTS

- M.1 *The sidewalk easement must be labeled as "Public Sidewalk..."* - Revised as requested.
- M.2 *Hatch sidewalk easement differently than others, to better define limits.* - Added as requested.
- M.3 *Update Note 2 to read, "Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site."* - Revised as requested.

Please review and let me know if we are ready for final signatures.

Thanks!

Craig S. Smiley, PE  
Vice President  
USA Professional Services Group, Inc.  
1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 634-3300

---

**From:** Henry Lee [mailto:HLee@rockwall.com]  
**Sent:** Friday, June 26, 2020 4:03 PM  
**To:** Craig Smiley  
**Subject:** Rockwall Staff Comments P2020-026

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

Thank you,

Henry Lee

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## Lee, Henry

---

**From:** Craig Smiley <CSmiley@usaengineers.com>  
**Sent:** Thursday, July 16, 2020 11:34 AM  
**To:** Henry Lee  
**Cc:** John Dudek; David Schnurbusch  
**Subject:** FW: Rockwall Staff Comments P2020-026  
**Attachments:** Shipman Revised Plat 0202 07 02.pdf

Dear Henry

Wanted to check to see if the Shipman plat is ready for prints and signatures. Please let us know – thanks!

Craig S. Smiley, PE  
Vice President  
USA Professional Services Group, Inc.  
1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 463-4412 mobile

---

**From:** Craig Smiley  
**Sent:** Saturday, July 04, 2020 11:55 AM  
**To:** 'Henry Lee'  
**Cc:** 'John Dudek'  
**Subject:** RE: Rockwall Staff Comments P2020-026

Dear Henry

Attached is a .pdf of the revised Shipman Office plat. The plat has been revised per staff comments received June 26, 2020 as outlined below:

### PLANNING COMMENTS

- M.3 *Show case number on all sheets* - Added as requested.
- M.5 *Correct title block* - Revised as requested.
- M.6 *Verify the scale* - Graphic scale corrected to indicate 60 scale.
- M.7 *Indicate building front setback* - Added as requested.
- M.8 *Indicate centerlines for each road* - Added as requested.
- M.9 *Indicate all existing and proposed corner clips and any subsequent dedication* - Existing 10' corner clip note added at La Jolla Pointe/Carmel Circle. No new corner clip dedications with this plat.
- M.10 *Add Note 7 to Owner's Certificate 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'* - Added as requested.
- M.11 *Remove Notary block below Surveyor's Certificate* - Removed as requested.
- M.12 *Remove City Engineer signature* - Removed as requested.

### ENGINEERING COMMENTS

- M.1 *The sidewalk easement must be labeled as "Public Sidewalk..."* - Revised as requested.
- M.2 *Hatch sidewalk easement differently than others, to better define limits.* - Added as requested.
- M.3 *Update Note 2 to read, "Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site."* - Revised as requested.

Please review and let me know if we are ready for final signatures.

Thanks!

Craig S. Smiley, PE  
Vice President  
USA Professional Services Group, Inc.  
1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 634-3300

---

**From:** Henry Lee [<mailto:HLee@rockwall.com>]  
**Sent:** Friday, June 26, 2020 4:03 PM  
**To:** Craig Smiley <[CSmiley@usaengineers.com](mailto:CSmiley@usaengineers.com)>  
**Subject:** Rockwall Staff Comments P2020-026

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 16, 2020 2:31 PM  
**To:** 'Craig Smiley'  
**Subject:** RE: Rockwall Staff Comments P2020-026

Good Afternoon,

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The question I had was about the scale on sheet one. The scale indicates that 1in = 60ft, however it shows a 1in = 120ft on the left side of the scale. I was just curious if you could explain why this is indicated this way. If you have any questions feel free to contact me.

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**Sent:** Saturday, July 04, 2020 11:55 AM  
**To:** 'Henry Lee' <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
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## Lee, Henry

---

**From:** Henry Lee  
**Sent:** Thursday, July 16, 2020 1:43 PM  
**To:** Johnston, Sarah  
**Subject:** FW: Rockwall Staff Comments P2020-026  
**Attachments:** Shipman Revised Plat 0202 07 02.pdf

---

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**Sent:** Thursday, July 16, 2020 11:34 AM  
**To:** Henry Lee  
**Cc:** John Dudek ; David Schnurbusch  
**Subject:** FW: Rockwall Staff Comments P2020-026

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Craig S. Smiley, PE  
Vice President  
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1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 463-4412 mobile

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**To:** 'Henry Lee' <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** 'John Dudek' [REDACTED]  
**Subject:** RE: Rockwall Staff Comments P2020-026

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Henry Lee

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## Lee, Henry

---

**From:** Craig Smiley <CSmiley@usaengineers.com>  
**Sent:** Thursday, July 16, 2020 2:40 PM  
**To:** Henry Lee  
**Cc:** John Dudek; David Schnurbusch; William Perry; Dylan Moore  
**Subject:** RE: Rockwall Staff Comments P2020-026  
**Attachments:** Shipman Revised Plat 0202 07 16.pdf

Dear Henry

Attached is a revised .pdf that addresses your two comments:

1. Corrected misspelled word on Sheet 2
2. Corrected label on graphic scale on Sheet 1 (Changed 120 to 60)

For your review and approval.

Craig S. Smiley, PE  
Vice President  
USA Professional Services Group, Inc.  
1525 Viceroy Drive  
Dallas, Texas 75235  
(214) 463-4412 mobile

---

**From:** Henry Lee [mailto:HLee@rockwall.com]  
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**Sent:** Saturday, July 04, 2020 11:55 AM  
**To:** 'Henry Lee' <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** 'John Dudek' [REDACTED]  
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**From:** Henry Lee [<mailto:HLee@rockwall.com>]  
**Sent:** Friday, June 26, 2020 4:03 PM  
**To:** Craig Smiley <[CSmiley@usaengineers.com](mailto:CSmiley@usaengineers.com)>  
**Subject:** Rockwall Staff Comments P2020-026

Good Afternoon,

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Thank you,

Henry Lee

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## Lee, Henry

---

**From:** Henry Lee  
**Sent:** Thursday, July 16, 2020 2:56 PM  
**To:** 'Craig Smiley'  
**Cc:** Gamez, Angelica  
**Subject:** Plat Approval

Thank you for the addressing staff comments. The mylar copies can be submitted for filing. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2020. Should the plat be filed after August 31, 2020, a *Tax Receipt* indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Planning and Zoning Commissioner, Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts [if applicable], & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

## Lee, Henry

---

**From:** Henry Lee  
**Sent:** Tuesday, July 28, 2020 9:54 AM  
**To:** 'Craig Smiley'  
**Subject:** La Jolla Pointe Mylars

Good Morning,

Per our conversation I spoke with Angelica about getting the Mylars filed. She said she could get them signed tonight, however getting them filed could take a week or two. The County is working by appointments only and it depends on when Angelica can get an appointment. If you have any more questions feel free to contact me.

Thank you,

Henry Lee

## Lee, Henry

---

**From:** Craig Smiley <CSmiley@usaengineers.com>  
**Sent:** Tuesday, July 28, 2020 12:28 PM  
**To:** Clark, Aaron  
**Cc:** 'Duane Trujillo'; [REDACTED]; 'David Hutchinson'; 'John Dudek'; Henry Lee; Clay Shipman  
**Subject:** RE: Shipman Office Building-Official Checklist  
**Attachments:** Shipman Office Building Official Checklist 7-6-20.docx

Dear Aaron

We've completed your Documentation Item #2:

*City Council approved and owner signed final/replat plat mylars and tax certificates to be submitted to Planning Department for filing.*

City Council approved the Plat on July 6, 2020. I delivered executed mylars, tax certificate and fees to Henry Lee this morning.

Please feel free to contact me if you have any questions or require additional information.

Craig S. Smiley, PE  
[REDACTED]

---

**From:** Clark, Aaron [mailto:aclark@rockwall.com]  
**Sent:** Monday, July 06, 2020 3:20 PM  
**To:** Craig Smiley ; 'John Dudek'  
**Cc:** 'Duane Trujillo' ; [REDACTED] ; 'David Hutchinson'  
**Subject:** RE: Shipman Office Building-Official Checklist

See attached updated checklist.

Aaron Clark  
Construction Inspector  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087  
(469) 863-0303  
[aclark@rockwall.com](mailto:aclark@rockwall.com)

---

**From:** Clark, Aaron  
**Sent:** Tuesday, June 16, 2020 3:59 PM  
**To:** 'Craig Smiley' <CSmiley@usaengineers.com>; 'John Dudek' [REDACTED]  
**Cc:** 'Duane Trujillo' [REDACTED]; [REDACTED]; 'David Hutchinson'  
[REDACTED]; Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Subject:** RE: Shipman Office Building-Official Checklist

A site visit was done on 6/15/20. Attached is the updated checklist. I highlighted the items in yellow that are new or have new comments.

Craig, As-built plans are fine on my end but I have been made aware that the landscaping drawings were changed shortly after going through Engineering. Please attach those to the as-built and you can give the disk to Ms. Sarah Johnston.

John, Engineering is okay for your TCO. Planning and Zoning is requesting the tree mitigation check prior to their release. Ryan Miller would be your contact to address getting that resolved.

Aaron Clark  
Construction Inspector  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087  
(469) 863-0303  
[aclark@rockwall.com](mailto:aclark@rockwall.com)

---

**From:** Clark, Aaron  
**Sent:** Tuesday, June 9, 2020 2:02 PM  
**To:** 'Craig Smiley' <[CSmiley@usaengineers.com](mailto:CSmiley@usaengineers.com)>  
**Cc:** 'John Dudek' [REDACTED]; 'Duane Trujillo' [REDACTED]  
**Subject:** RE: Shipman Office Building-Official Checklist

An inspection was performed on 6/8/2020. See attachment for updated checklist.

Aaron Clark  
Construction Inspector  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087  
(469) 863-0303  
[aclark@rockwall.com](mailto:aclark@rockwall.com)

---

**From:** Clark, Aaron  
**Sent:** Thursday, May 28, 2020 3:08 PM  
**To:** 'Craig Smiley' <[CSmiley@usaengineers.com](mailto:CSmiley@usaengineers.com)>  
**Cc:** John Dudek [REDACTED]; 'Duane Trujillo' [REDACTED]; Palmer, James <[JPalmer@rockwall.com](mailto:JPalmer@rockwall.com)>; Cranson, John <[jcranson@rockwall.com](mailto:jcranson@rockwall.com)>  
**Subject:** Shipman Office Building-Official Checklist

An official checklist has been generated. Please see attached.

Aaron Clark  
Construction Inspector  
City of Rockwall

385 S. Goliad  
Rockwall, TX 75087  
(469) 863-0303  
[aclark@rockwall.com](mailto:aclark@rockwall.com)

---

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DATE: 08/07/2020

TO: Craig Smiley  
1525 Viceroy Drive  
Dallas, Texas, 75235

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

SUBJECT: P2020-026; 1020 La Jolla Pointe Drive (Replat)

Craig Smiley:

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', written over a white background.

Henry Lee  
Planner