



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3611 and 3775 N. Goliad Street

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road
Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shane Shoulders [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

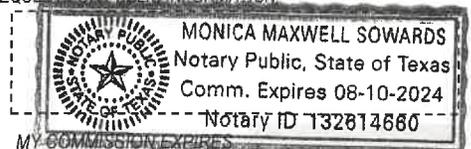
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{338.50} TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 13 DAY OF February, 2024.

OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



08-10-2024



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements

✓ = OK

N/A

Comments

Case Number <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Final Plat, Preliminary Plat & Master Plat]</i>
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If Applicable [Final Plat & Preliminary Plat]</i>
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If Applicable [Final Plat & Preliminary Plat]</i>
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat <i>[Master, Preliminary, Final or Replat]</i>			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Before filing

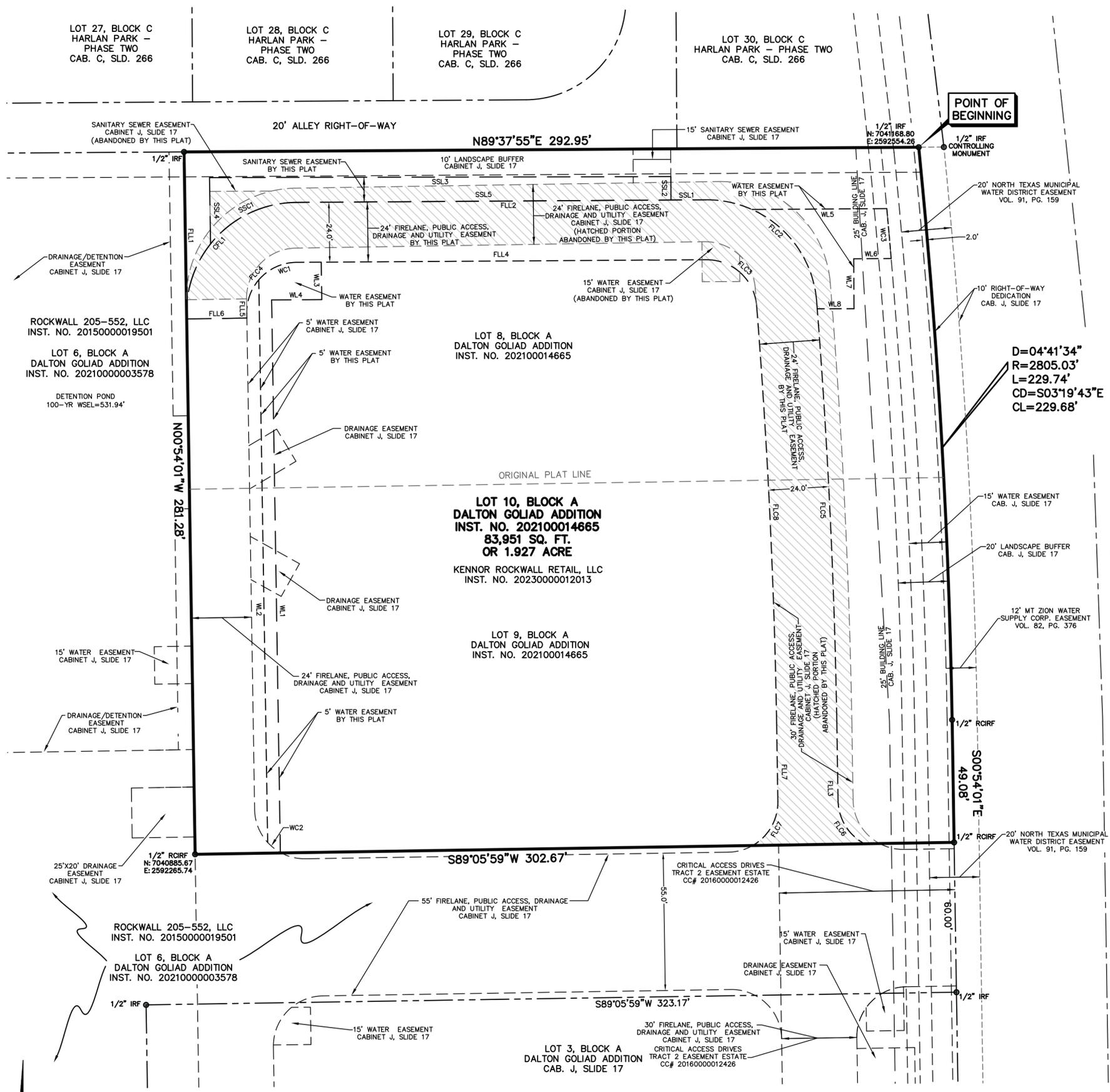
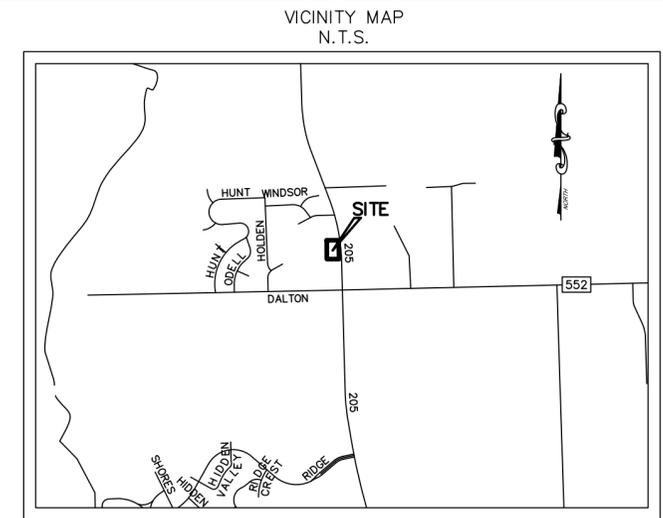
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266



POINT OF BEGINNING

D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	N 89°37'55" E	53.77'
WL6	N 89°37'55" E	14.92'
WL7	N 00°16'02" W	20.00'
WL8	S 89°52'27" W	14.65'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	018°35'25"	N 51°36'18" W	6.46'
WC3	20.07'	2790.03'	00°24'43"	N 04°59'32" W	20.07'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

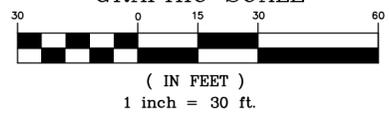
LOT 8, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

LOT 10, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665
83,951 SQ. FT.
OR 1.927 ACRE

KENOR ROCKWALL RETAIL, LLC
INST. NO. 20230000012013

LOT 9, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

GRAPHIC SCALE



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____

JOB NO.: 15-1216L8&9	<p>PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com</p>	<p>1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)</p>	<p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p>		SHEET
DATE: 11/27/2023 REV: 1/31/2024					1
SCALE: 1" = 30'		<p>1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)</p>	<p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p>	<p>Texas Society of Professional Surveyors</p>	OF
DRAWN: J.M.N.	<p>tmankin@peisersurveying.com</p>	<p>FIRM No. 100999-00</p>	<p>Member Since 1977</p>		2

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, is the sole owner of that tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

APPROVED:

I hereby certify that the above and foregoing plat of **Dalton Goliad Addition, Lot 10, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____ day of _____, 2024.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Director of Planning

City of Engineer _____ Date _____

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY--NOT TO BE RECORDED

Timothy R. Mankin _____ Date _____
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2024

KENNOR ROCKWALL RETAIL, LLC

By: SHANE SHOULDERS, MANAGER

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 SHANE SHOULDERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

NOTES:

1. IRF – Iron Rod Found
2. RCIRF – Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
JOB NO.: 15-1216L8&9	DATE: 11/27/2023	 1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
REV: 1/31/2024	SCALE: 1" = 30'			OF
DRAWN: J.M.N.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	2

Northing	Easting	Bearing	Distance
7041168.80	2592554.26		
Radius: 2805.03	Chord: 229.68	Degree: 2°02'33"	Dir: Right
Length: 229.74	Delta: 4°41'34"	Tangent: 114.94	
Chord BRG: S 03°19'43" E	Rad-In: S 84°19'31" W	Rad-Out: S 89°01'04" W	
Radius Point: 7040891.43,	2589762.98		
7040939.51	2592567.59	S 00°54'01" E	49.08
7040890.43	2592568.37	S 89°05'59" W	302.67
7040885.67	2592265.74	N 00°54'01" W	281.28
7041166.92	2592261.32	N 89°37'55" E	292.95
7041168.80	2592554.26		

Closure Error Distance> 0.0000
Total Distance> 1155.71
Polyline Area: 83951 sq ft, 1.927 acres



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3611 and 3775 N. Goliad Street

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road

Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shane Shoulders [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

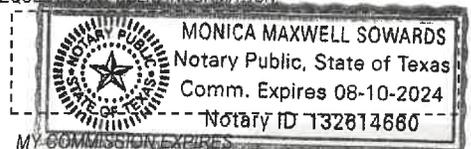
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{338.50} TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 13 DAY OF February, 2024.

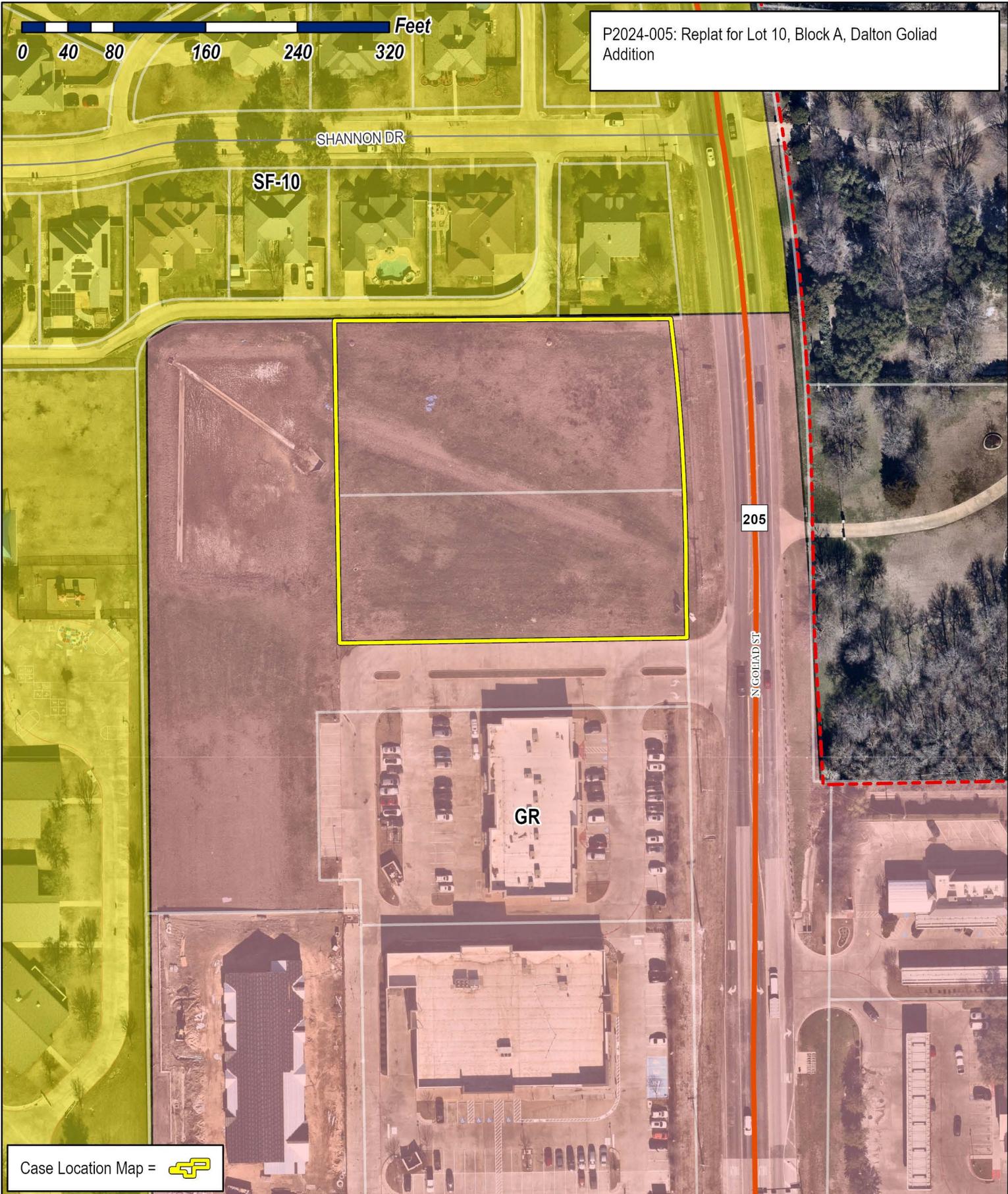
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



08-10-2024



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



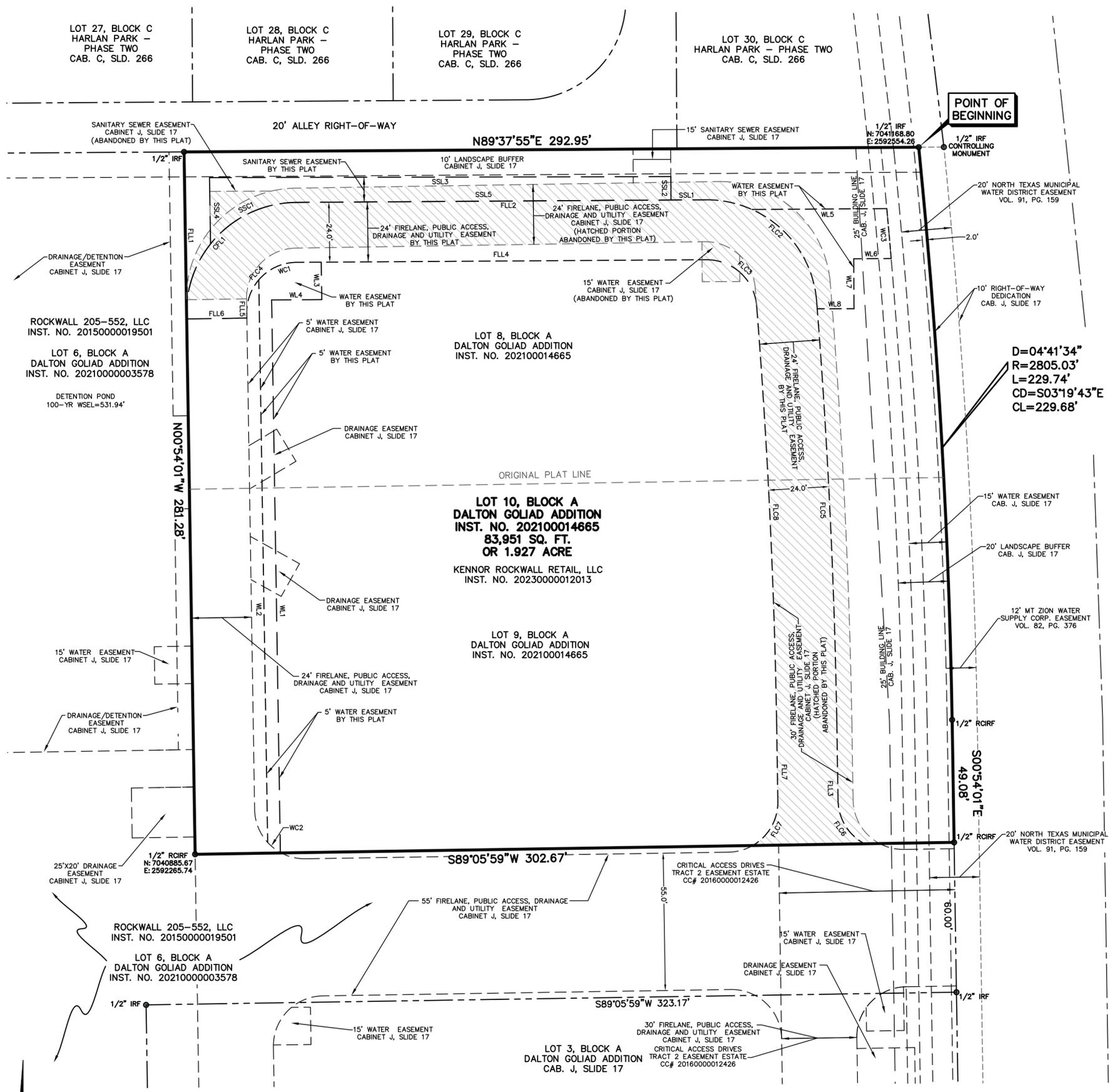
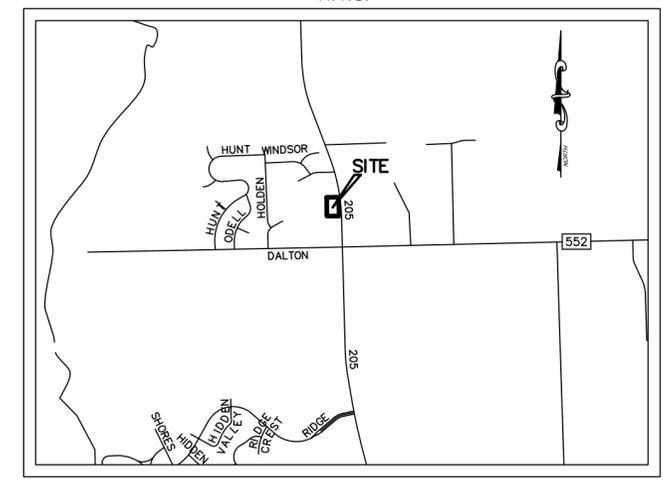
LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

VICINITY MAP
N.T.S.



POINT OF BEGINNING

D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	N 89°37'55" E	53.77'
WL6	N 89°37'55" E	14.92'
WL7	N 00°16'02" W	20.00'
WL8	S 89°52'27" W	14.65'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	018°35'25"	N 51°36'18" W	6.46'
WC3	20.07'	2790.03'	00°24'43"	N 04°59'32" W	20.07'

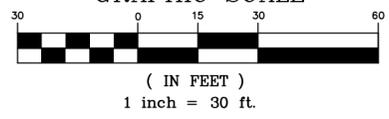
SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

GRAPHIC SCALE



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____

JOB NO.: 15-1216L8&9	<p>PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com</p>	<p>1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)</p>	<p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p>		SHEET
DATE: 11/27/2023 REV: 1/31/2024					1
SCALE: 1" = 30'		<p>1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)</p>	<p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p>	<p>Texas Society of Professional Surveyors</p>	OF
DRAWN: J.M.N.	<p>tmankin@peisersurveying.com</p>	<p>FIRM No. 100999-00</p>	<p>Member Since 1977</p>		2

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, is the sole owner of that tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

APPROVED:

I hereby certify that the above and foregoing plat of **Dalton Goliad Addition, Lot 10, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____ day of _____, 2024.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Director of Planning

City of Engineer

Date

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY--NOT TO BE RECORDED

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2024

KENNOR ROCKWALL RETAIL, LLC

By: SHANE SHOULDERS, MANAGER

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 SHANE SHOULDERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:

KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

NOTES:

1. IRF – Iron Rod Found
2. RCIRF – Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET	
JOB NO.: 15-1216L8&9	DATE: 11/27/2023		1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
REV: 1/31/2024	SCALE: 1" = 30'				OF
DRAWN: J.M.N.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	2	

Northing	Easting	Bearing	Distance
7041168.80	2592554.26		
Radius: 2805.03	Chord: 229.68	Degree: 2°02'33"	Dir: Right
Length: 229.74	Delta: 4°41'34"	Tangent: 114.94	
Chord BRG: S 03°19'43" E	Rad-In: S 84°19'31" W	Rad-Out: S 89°01'04" W	
Radius Point: 7040891.43,	2589762.98		
7040939.51	2592567.59	S 00°54'01" E	49.08
7040890.43	2592568.37	S 89°05'59" W	302.67
7040885.67	2592265.74	N 00°54'01" W	281.28
7041166.92	2592261.32	N 89°37'55" E	292.95
7041168.80	2592554.26		

Closure Error Distance> 0.0000
Total Distance> 1155.71
Polyline Area: 83951 sq ft, 1.927 acres

PROJECT COMMENTS



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

DATE: 2/23/2024

PROJECT NUMBER: P2024-005
PROJECT NAME: Lot 10, Block A, Dalton Goliad Addition
SITE ADDRESS/LOCATIONS: 3611 & 3775 N. Goliad Street
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2024	Approved w/ Comments

02/23/2024: 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 10, Block A, Dalton Goliad Addition being a 1.93-acre tract of land identified as Lots 8 & 9, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552.

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 (P2024-005) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Lot 10, Block A,
Dalton Goliad Addition
Being a Replat of
Lots 8 & 9, Block A,
Dalton Goliad Addition
Being 1 Lot
1.927-Acres or 83,951 SF
Situated in the
T. R. Bailey Survey, Abstract No. 30
City of Rockwall, Rockwall County, Texas

M.5 Please indicate the City Limit Line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please indicate the centerline and right-of-way line for N. Goliad Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.8 The Owners Dedication language is not from our current Subdivision Ordinance. Please review this and update the Owners Dedication language. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please remove the preliminary language from the surveyor signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please update the City Signature block with the updated replat signature block located in our Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: February 27, 2024
City Council: March 4, 2024

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/23/2024	Approved w/ Comments

02/23/2024: 1. Call out width.
2. Call minimum FFE based on 2 feet above detention pond 100-yr WSEL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/20/2024	Approved

No Comments

LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

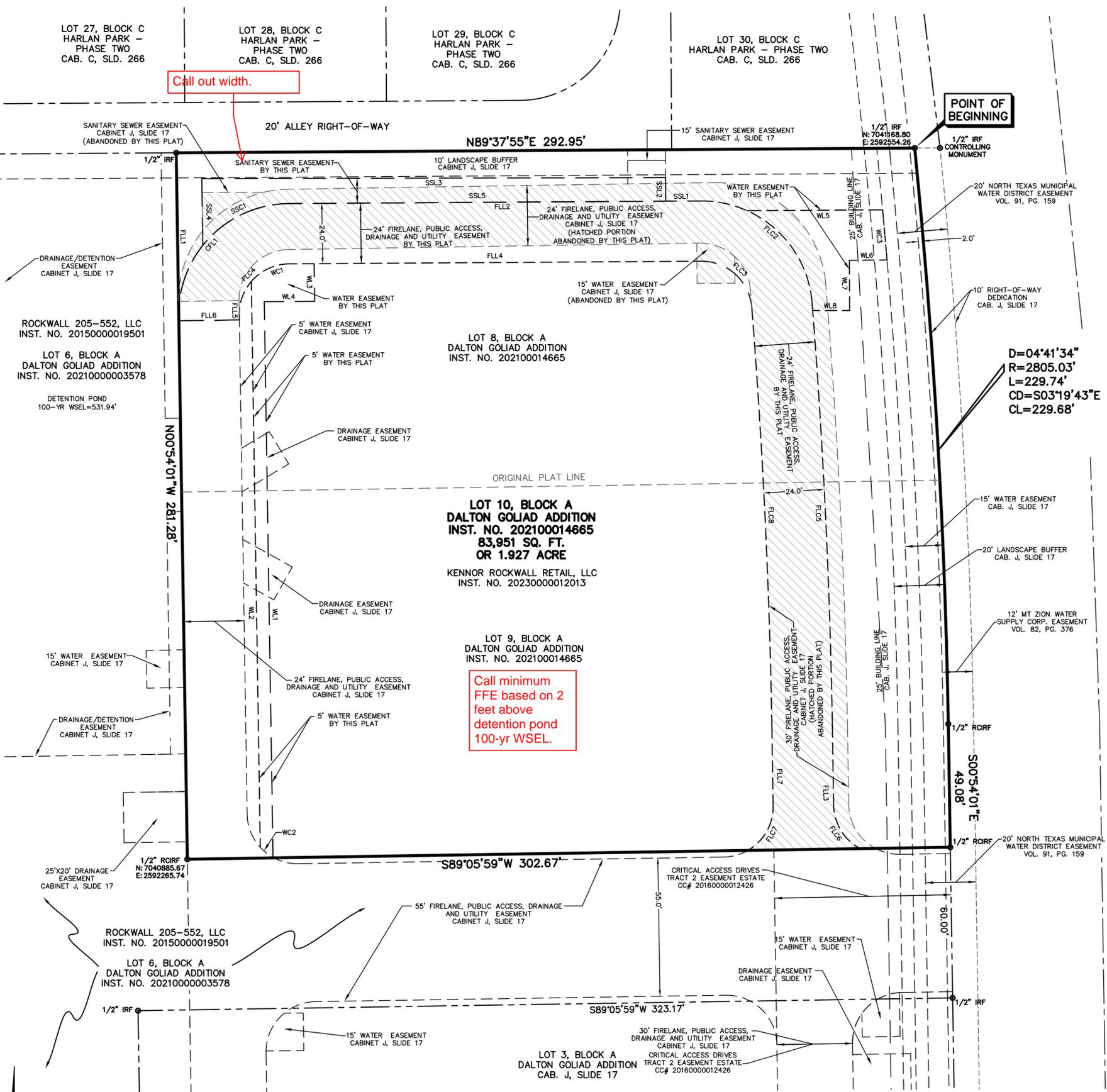
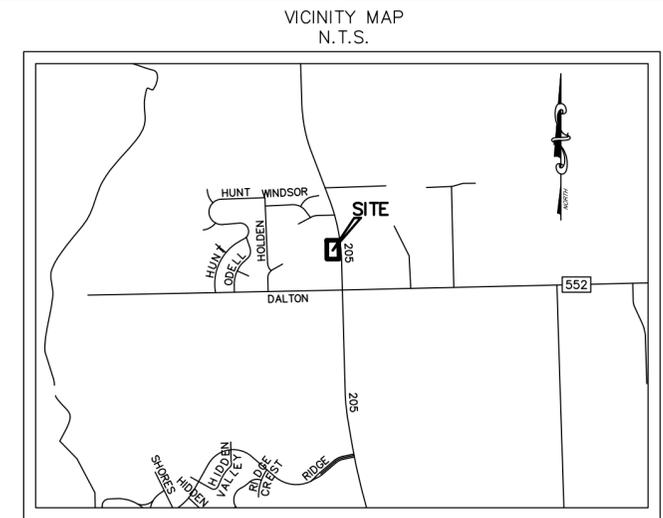
LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK - PHASE TWO
CAB. C, SLD. 266

Call out width.

POINT OF BEGINNING



D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

Call minimum
FFE based on 2
feet above
detention pond
100-yr WSEL.

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	N 89°37'55" E	53.77'
WL6	N 89°37'55" E	14.92'
WL7	N 00°16'02" W	20.00'
WL8	S 89°52'27" W	14.65'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	018°35'25"	N 51°36'18" W	6.46'
WC3	20.07'	2790.03'	00°24'43"	N 04°59'32" W	20.07'

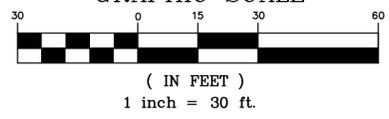
SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

GRAPHIC SCALE



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____

JOB NO.: 15-1216L8&9	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 11/27/2023 REV: 1/31/2024		
SCALE: 1" = 30'	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	OF
DRAWN: J.M.N.		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Member Since 1977



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: February 27, 2024
APPLICANT: Juan Vasquez; *Vasquez Engineering*
CASE NUMBER: P2024-005; *Replat for Lot 10, Block A, Dalton Goliad Addition*

SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a Replat for Lot 10, Block A, Dalton Goliad Addition being a 1.93-acre tract of land identified as Lots 8 & 9, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat to combine two (2) existing parcels of land (*i.e. Lots 8 & 9, Block A, Dalton Goliad Addition*) into one (1) (*i.e. Lot 10, Block A, Dalton Goliad Addition*). The purpose of the Replat is to abandon existing easements, dedicate new easements, and remove a lot line between the two (2) existing lots in order to facilitate the development of two (2) restaurant/retail buildings on the subject property.
- The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton-Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton-Goliad Addition. On December 4, 2017, the City Council approved a replat [*Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A (*i.e. Lot 4, Block A, Dalton-Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*S-171; Ordinance No. 17-39; Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In (i.e. Freddy's Frozen Custard)* on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and the Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*Case No. P2020-048*] for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Dalton-Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey the property. This conveyance plat established the subject property as Lot 5, Block A, Dalton-Goliad Addition. On March 15, 2021, the City Council denied a Specific Use Permit (SUP) request [*Case No. Z2021-002*] for a Self-Service Car Wash. On June 1, 2021, the City Council approved a replat [*Case No. P2021-016*] that established the subject property as Lots 8 & 9, Block A, Dalton Goliad Addition. On October 2, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-042*] for a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In*. On November 14, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-036*] to allow the construction of two (2) restaurant/retail buildings. The subject property is currently vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this Replat 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 *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 10, Block A, Dalton Goliad Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3611 and 3775 N. Goliad Street

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road
Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shane Shoulders [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

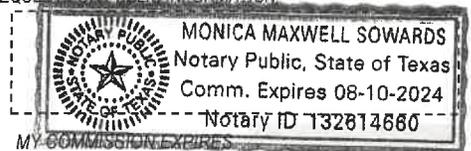
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{338.50} TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 13 DAY OF February, 2024.

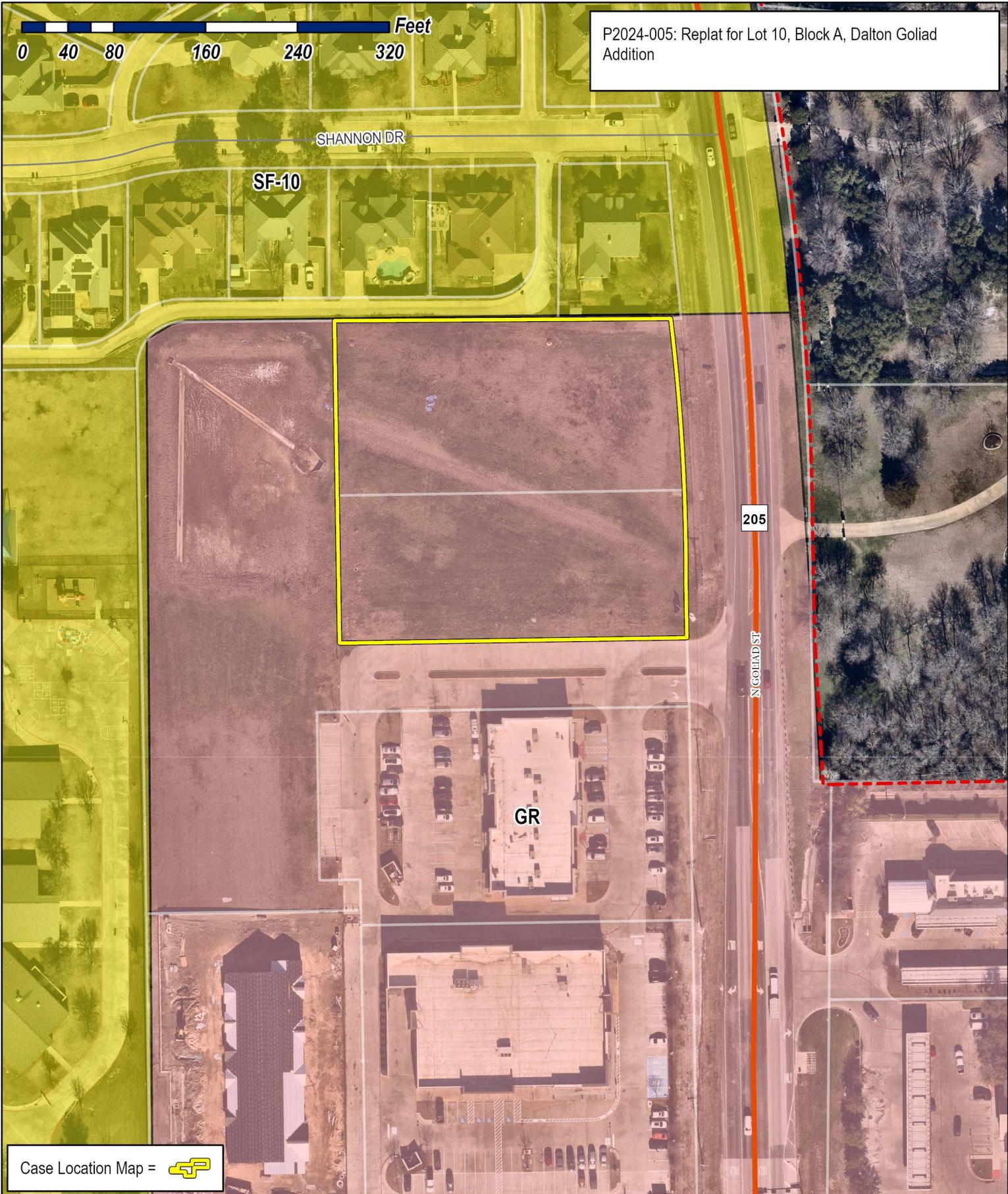
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



08-10-2024



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



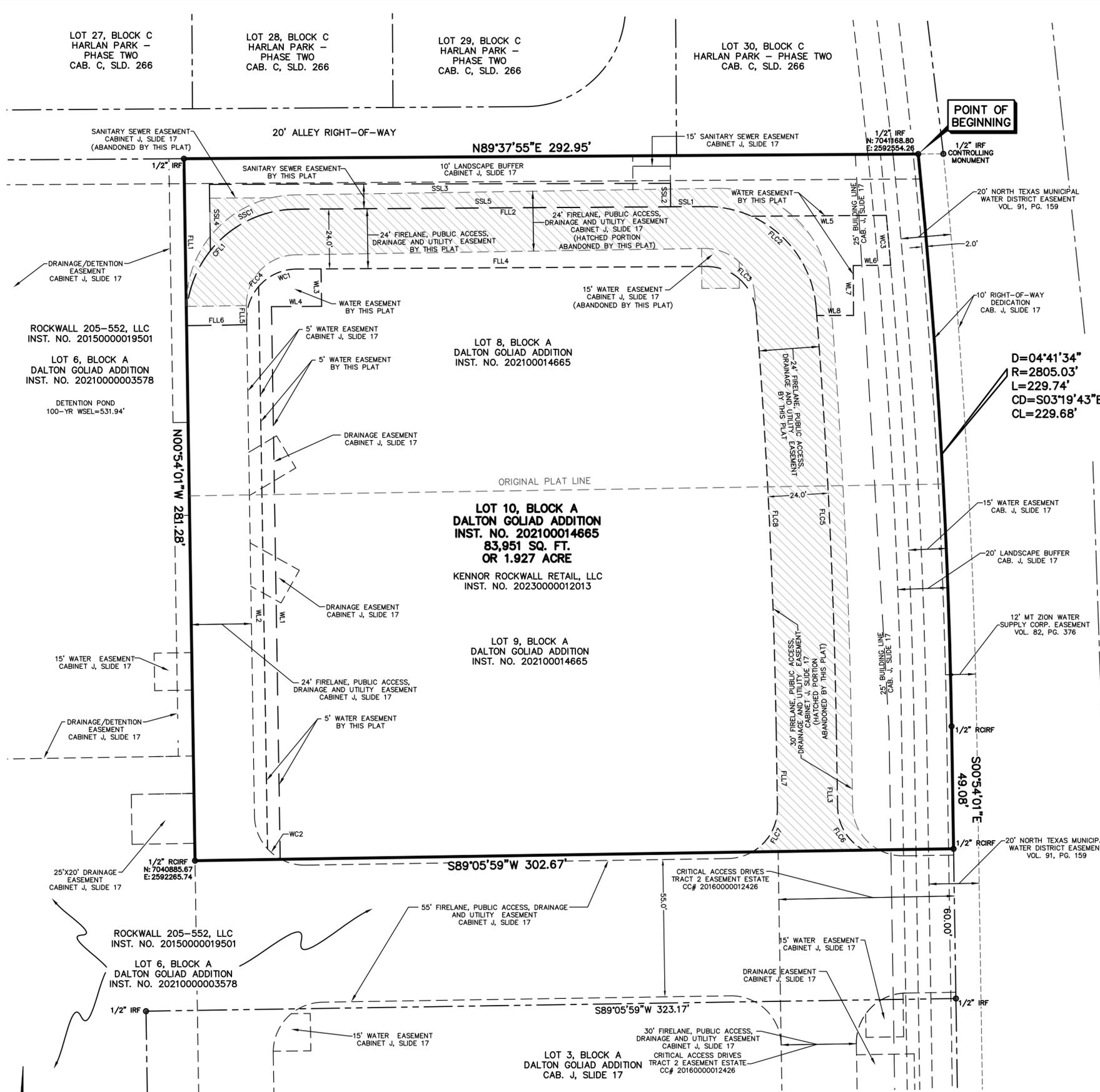
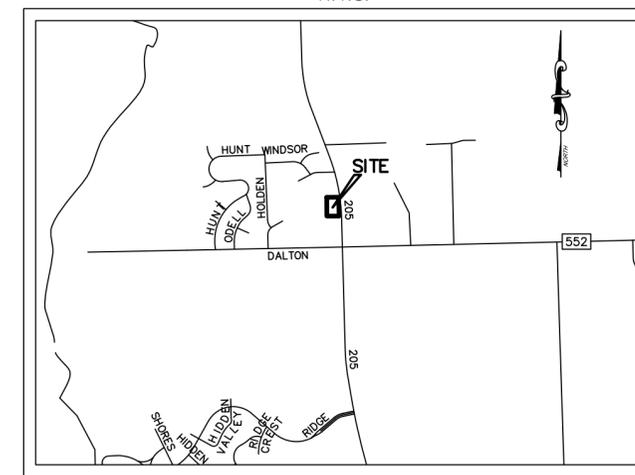
LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK - PHASE TWO
CAB. C, SLD. 266

VICINITY MAP
N.T.S.



POINT OF BEGINNING

D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	N 89°37'55" E	53.77'
WL6	N 89°37'55" E	14.92'
WL7	N 00°16'02" W	20.00'
WL8	S 89°52'27" W	14.65'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	018°35'25"	N 51°36'18" W	6.46'
WC3	20.07'	2790.03'	00°24'43"	N 04°59'32" W	20.07'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

LOT 8, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

LOT 10, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665
83,951 SQ. FT.
OR 1.927 ACRE

LOT 9, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

ROCKWALL 205-552, LLC
INST. NO. 20150000019501

LOT 6, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 20210000003578

LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____
JOB NO.: 15-1216L8&9
DATE: 11/27/2023
REV: 1/31/2024
SCALE: 1" = 30'
DRAWN: J.M.N.

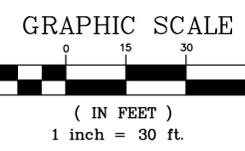
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Member Since 1977

SHEET 1 OF 2



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, is the sole owner of that tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

APPROVED:

I hereby certify that the above and foregoing plat of **Dalton Goliad Addition, Lot 10, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____ day of _____, 2024.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Director of Planning

City of Engineer

Date

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY--NOT TO BE RECORDED

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2024

KENNOR ROCKWALL RETAIL, LLC

By: SHANE SHOULDERS, MANAGER

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 SHANE SHOULDERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

NOTES:

1. IRF – Iron Rod Found
2. RCIRF – Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET	
JOB NO.: 15-1216L8&9	DATE: 11/27/2023		1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
REV: 1/31/2024	SCALE: 1" = 30'				OF
DRAWN: J.M.N.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	2	

Northing	Easting	Bearing	Distance
7041168.80	2592554.26		
Radius: 2805.03	Chord: 229.68	Degree: 2°02'33"	Dir: Right
Length: 229.74	Delta: 4°41'34"	Tangent: 114.94	
Chord BRG: S 03°19'43" E	Rad-In: S 84°19'31" W	Rad-Out: S 89°01'04" W	
Radius Point: 7040891.43,	2589762.98		
7040939.51	2592567.59	S 00°54'01" E	49.08
7040890.43	2592568.37	S 89°05'59" W	302.67
7040885.67	2592265.74	N 00°54'01" W	281.28
7041166.92	2592261.32	N 89°37'55" E	292.95
7041168.80	2592554.26		

Closure Error Distance> 0.0000
Total Distance> 1155.71
Polyline Area: 83951 sq ft, 1.927 acres



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: March 4, 2024
APPLICANT: Juan Vasquez; *Vasquez Engineering*
CASE NUMBER: P2024-005; *Replat for Lot 10, Block A, Dalton Goliad Addition*

SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a Replat for Lot 10, Block A, Dalton Goliad Addition being a 1.93-acre tract of land identified as Lots 8 & 9, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat to combine two (2) existing parcels of land (*i.e. Lots 8 & 9, Block A, Dalton Goliad Addition*) into one (1) (*i.e. Lot 10, Block A, Dalton Goliad Addition*). The purpose of the Replat is to abandon existing easements, dedicate new easements, and remove a lot line between the two (2) existing lots in order to facilitate the development of two (2) restaurant/retail buildings on the subject property.
- The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton-Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton-Goliad Addition. On December 4, 2017, the City Council approved a replat [*Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A (*i.e. Lot 4, Block A, Dalton-Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*S-171; Ordinance No. 17-39; Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In (i.e. Freddy's Frozen Custard)* on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and the Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*Case No. P2020-048*] for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Dalton-Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey the property. This conveyance plat established the subject property as Lot 5, Block A, Dalton-Goliad Addition. On March 15, 2021, the City Council denied a Specific Use Permit (SUP) request [*Case No. Z2021-002*] for a Self-Service Car Wash. On June 1, 2021, the City Council approved a replat [*Case No. P2021-016*] that established the subject property as Lots 8 & 9, Block A, Dalton Goliad Addition. On October 2, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-042*] for a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In*. On November 14, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-036*] to allow the construction of two (2) restaurant/retail buildings. The subject property is currently vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this Replat 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 *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 10, Block A, Dalton Goliad Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat 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 February 27, 2024, the Planning and Zoning Commission approved motion to approve the Replat by a vote of 4-0, with Commissioners Deckard, Womble, and Llewelyn absent.



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3611 and 3775 N. Goliad Street

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road
Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shane Shoulders [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

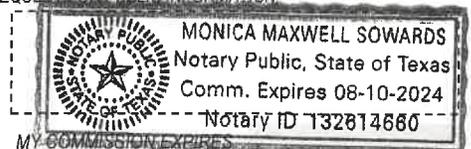
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{338.50} TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 13 DAY OF February, 2024.

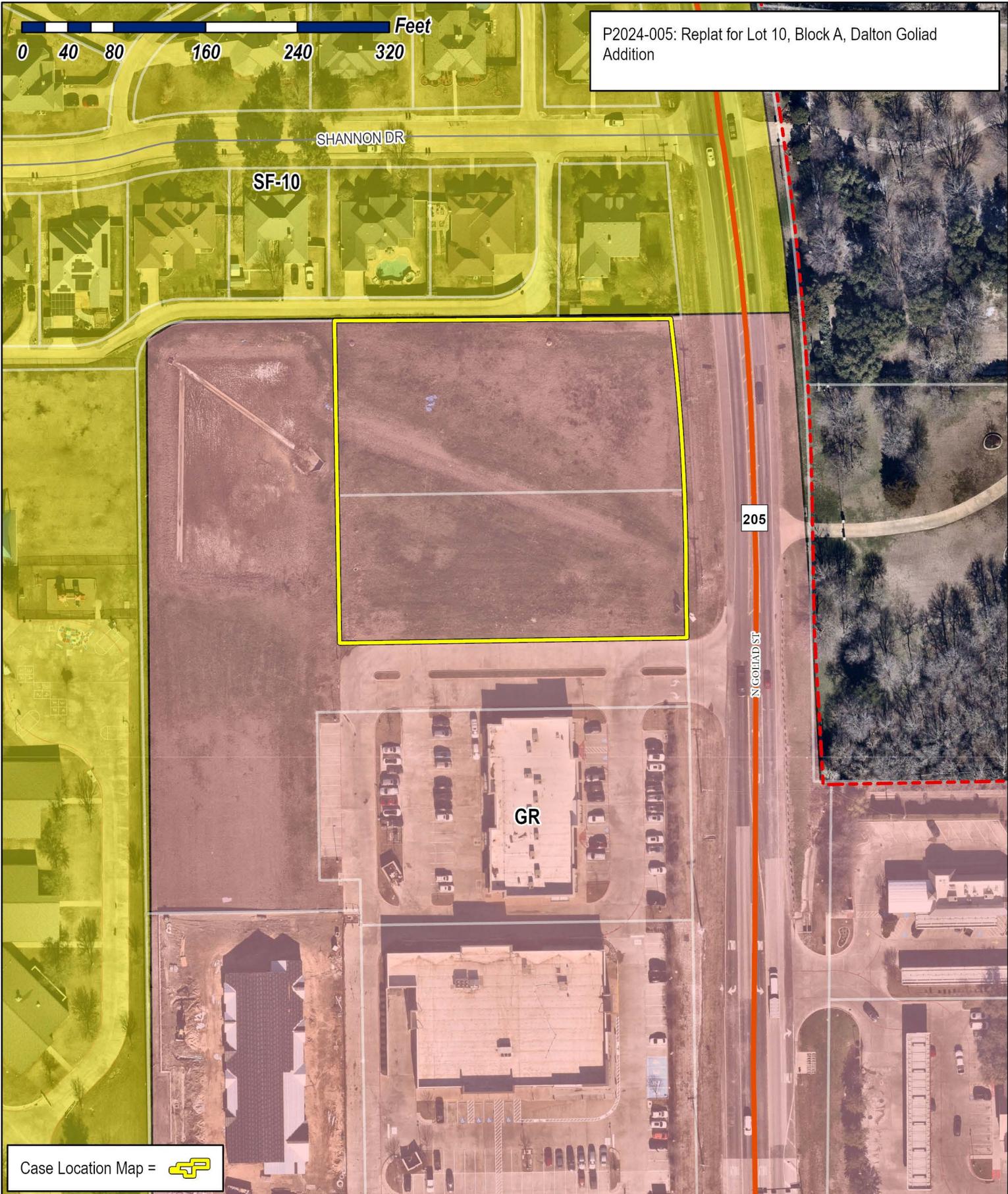
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



08-10-2024



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



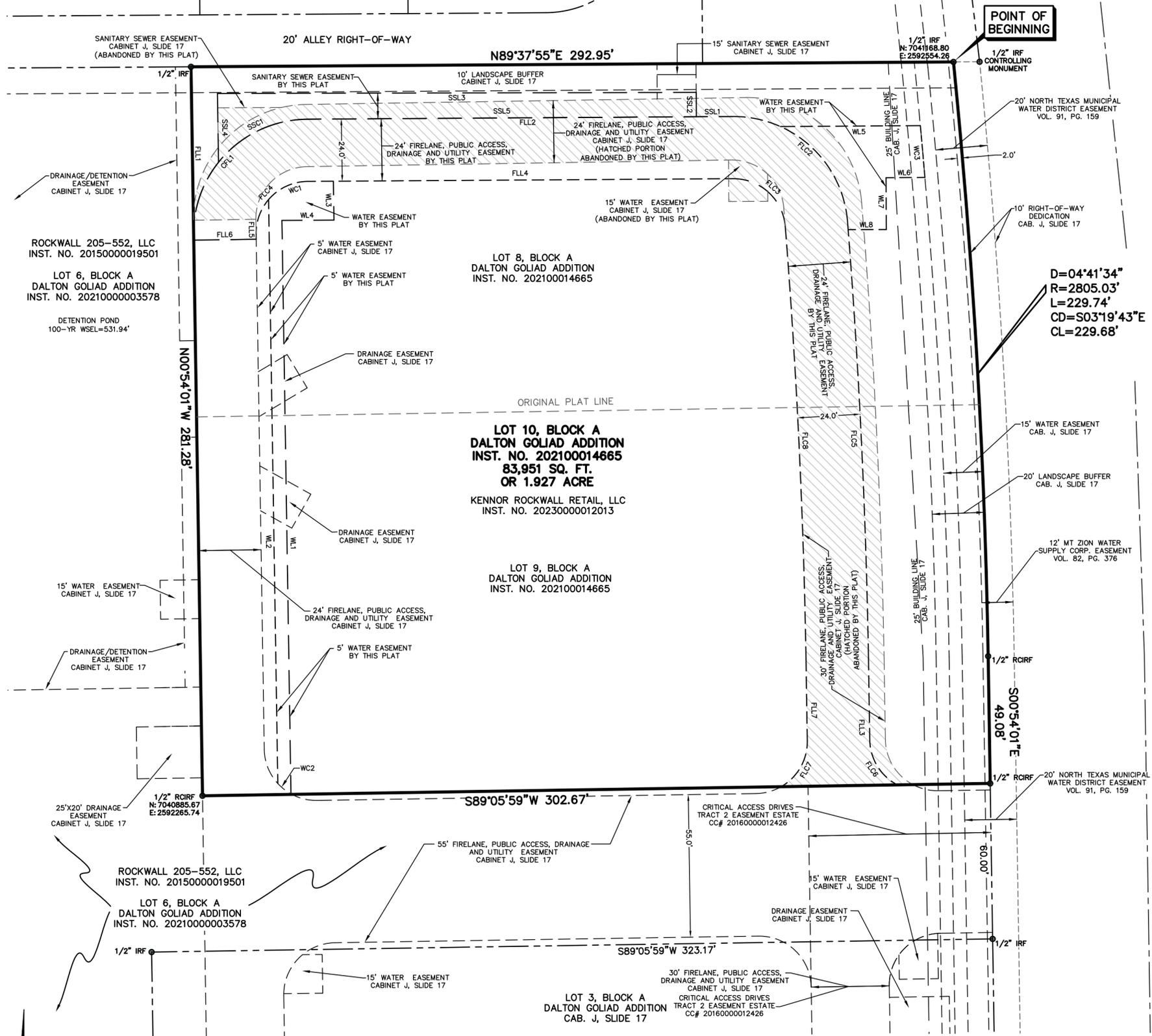
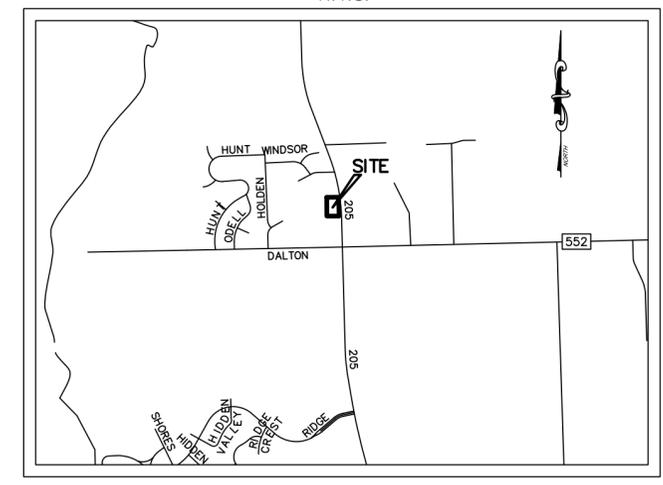
LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

VICINITY MAP
N.T.S.



POINT OF BEGINNING

$D=04^{\circ}41'34''$
 $R=2805.03'$
 $L=229.74'$
 $CD=S03^{\circ}19'43''E$
 $CL=229.68'$

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	N 89°37'55" E	53.77'
WL6	N 89°37'55" E	14.92'
WL7	N 00°16'02" W	20.00'
WL8	S 89°52'27" W	14.65'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	018°35'25"	N 51°36'18" W	6.46'
WC3	20.07'	2790.03'	00°24'43"	N 04°59'32" W	20.07'

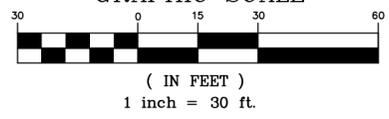
SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

GRAPHIC SCALE



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____

JOB NO.: 15-1216L8&9	<p>PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com</p> <p>1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)</p> <p>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</p> <p>Texas Society of Professional Surveyors Member Since 1977</p>	SHEET
DATE: 11/27/2023 REV: 1/31/2024		1
SCALE: 1" = 30'		OF
DRAWN: J.M.N.	tmankin@peisersurveying.com FIRM No. 100999-00	2

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, is the sole owner of that tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

APPROVED:

I hereby certify that the above and foregoing plat of **Dalton Goliad Addition, Lot 10, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____ day of _____, 2024.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Director of Planning

City of Engineer _____ Date

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY--NOT TO BE RECORDED

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2024

KENNOR ROCKWALL RETAIL, LLC

By: SHANE SHOULDERS, MANAGER

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 SHANE SHOULDERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

NOTES:

1. IRF – Iron Rod Found
2. RCIRF – Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____		PEISER & MANKIN SURVEYING, LLC		SHEET
JOB NO.: 15-1216L8&9	www.peisersurveying.com			
DATE: 11/27/2023	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
REV: 1/31/2024				OF
SCALE: 1" = 30'	J.M.N.			2
DRAWN:	tmankin@peisersurveying.com			FIRM No. 100999-00

Northing	Easting	Bearing	Distance
7041168.80	2592554.26		
Radius: 2805.03	Chord: 229.68	Degree: 2°02'33"	Dir: Right
Length: 229.74	Delta: 4°41'34"	Tangent: 114.94	
Chord BRG: S 03°19'43" E	Rad-In: S 84°19'31" W	Rad-Out: S 89°01'04" W	
Radius Point: 7040891.43,	2589762.98		
7040939.51	2592567.59	S 00°54'01" E	49.08
7040890.43	2592568.37	S 89°05'59" W	302.67
7040885.67	2592265.74	N 00°54'01" W	281.28
7041166.92	2592261.32	N 89°37'55" E	292.95
7041168.80	2592554.26		

Closure Error Distance> 0.0000
Total Distance> 1155.71
Polyline Area: 83951 sq ft, 1.927 acres

From: [Lee, Henry](#)
To: jvasquez.vasquezengineering.com
Subject: Project Comments P2024-005
Date: Friday, February 23, 2024 4:49:00 PM
Attachments: [Engineering Mark-Ups \(02.23.2024\).pdf](#)
[Project Comments \(02.23.2024\).pdf](#)
[image003.jpg](#)

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: February 27, 2024

City Council: March 4, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Email Signature



From: jvasquez.vasquezengineering.com
To: [Lee, Henry](#)
Subject: RE: Project Comments P2024-005
Date: Monday, February 26, 2024 7:56:18 AM
Attachments: [image001.jpg](#)

Comments received.

Juan

Juan J. Vasquez, P.E.
President
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440
Garland, TX 75042
972-278-2948 tele
469-951-3526 cell

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, February 23, 2024 4:49 PM
To: jvasquez.vasquezengineering.com <jvasquez@vasquezengineering.com>
Subject: Project Comments P2024-005

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: February 27, 2024
City Council: March 4, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Email Signature



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From: jvasquez.vasquezengineering.com
To: [Lee, Henry](#)
Subject: Project Comments P2024-005
Date: Monday, February 26, 2024 5:15:04 PM
Attachments: [image001.jpg](#)
[Project Comments \(02.23.2024\) Respones 02.26.2024.pdf](#)
[Plat Dalton Goliad Addition.pdf](#)

Henry

See attached for corrections. I will see you tomorrow evening.

Thanks, Juan

Juan J. Vasquez, P.E.
President
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440
Garland, TX 75042
972-278-2948 tele
469-951-3526 cell

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, February 23, 2024 4:49 PM
To: jvasquez.vasquezengineering.com <jvasquez@vasquezengineering.com>
Subject: Project Comments P2024-005

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Planning and Zoning Commission: February 27, 2024
City Council: March 4, 2024

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Thank you,

Email Signature



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From: [Lee, Henry](#)
To: jvasquez@vasquezengineering.com
Subject: RE: Project Comments P2024-005
Date: Tuesday, February 27, 2024 9:08:00 AM
Attachments: [image003.jpg](#)
[image001.jpg](#)

Good Morning,

All comments have been address. Although Engineering said that the drainage calcs are still being finalized, which could make changes to the detention. Given this, you may want to wait to do mylars until this is finalized. Let me know if you have any questions.

Thank you,

Email Signature



From: jvasquez@vasquezengineering.com <jvasquez@vasquezengineering.com>
Sent: Monday, February 26, 2024 5:15 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Project Comments P2024-005

Henry

See attached for corrections. I will see you tomorrow evening.

Thanks, Juan

Juan J. Vasquez, P.E.
President
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440
Garland, TX 75042
972-278-2948 tele
469-951-3526 cell

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, February 23, 2024 4:49 PM
To: jvasquez@vasquezengineering.com <jvasquez@vasquezengineering.com>
Subject: Project Comments P2024-005

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Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: February 27, 2024

City Council: March 4, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Email Signature



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DATE: April 10, 2024

TO: Juan Vasquez
Vasquez Engineering, LLC
1919 S. Shiloh Road, Suite 440
Garland, Texas 75042

CC: Shane Shoulders
Kennor Rockwall Retail, LLC
8848 Greenville Avenue
Dallas, Texas 75243

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

SUBJECT: P2024-005; *Replat for Lot 10, Block A, Dalton Goliad Addition*

Juan:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 4, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final 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 February 27, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Womble, and Llewelyn absent.

City Council

On March 4, 2024, the City Council approved a motion to approve the replat by a vote of 6-0, with Council Member McCallum absent.

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

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

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*

City of Rockwall Planning and Zoning Department