



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:

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- 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 201 W. WASHINGTON STREET, ROCKWALL, TX 75087

SUBDIVISION TAC ROCKWALL ADDITION

LOT

2

BLOCK

A

GENERAL LOCATION SW INTERSECTION OF WASHINGTON STREET AND ALAMO ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT/ POLICE PARKING LOT

PROPOSED ZONING NA

PROPOSED USE URBAN RESIDENTIAL

ACREAGE 3.35

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER ROCKWALL DOWNTOWN LOFTS, LTD.

APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON TONY S. AUSTIN

CONTACT PERSON JOSH MILLSAP

ADDRESS 1600 N. COLLINS BLVD. SUITE 3000

ADDRESS 3501 OLYMPUS BLVD.

CITY, STATE & ZIP RICHARDSON, TX 75080

CITY, STATE & ZIP DALLAS, TX 75019

PHONE 214-507-9055

PHONE 469-899-0536

E-MAIL tsAustin@tac-inc.net

E-MAIL jmillsap@kfm-llc.com

NOTARY VERIFICATION [REQUIRED]

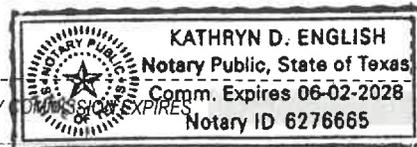
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY S. AUSTIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

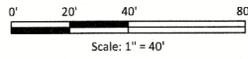
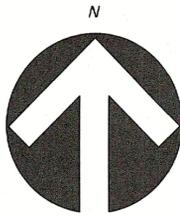
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF APRIL, 2024

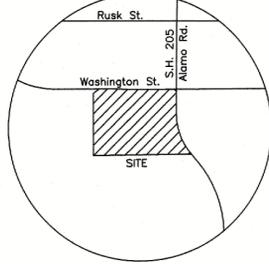
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Vicinity Map
(Not to Scale)

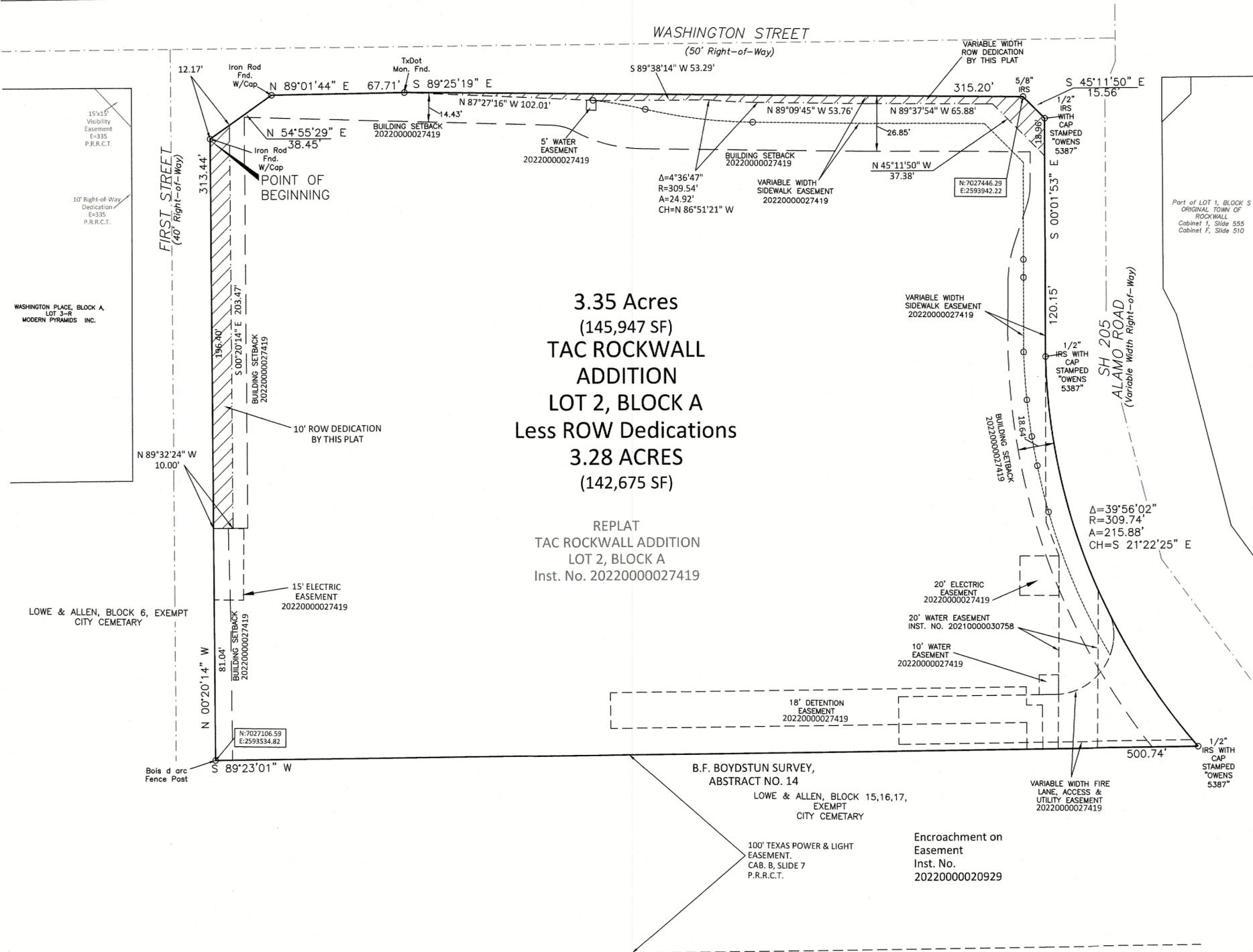


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
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PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
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COUNTY OF ROCKWALL
VOL. 2076, PG. 22
O.P.R.R.C.T.

CITY OF ROCKWALL



3.35 Acres
(145,947 SF)
TAC ROCKWALL
ADDITION
LOT 2, BLOCK A
Less ROW Dedications
3.28 ACRES
(142,675 SF)

REPLAT
TAC ROCKWALL ADDITION
LOT 2, BLOCK A
Inst. No. 20220000027419

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd., Suite 3000
Richardson, TX. US 75080

Engineer:
KFM ENGINEERING & DESIGN
3301 OLYMPIUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmill@kfm-llc.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-08-09
Job. No. 552-176
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
1
Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.35 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 89°25'19" EAST a distance of 315.20 feet to a 5/8 inch iron rod found for corner for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 1/2 inch iron rod with cap stamped Owens found for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 1/2 inch iron rod with cap stamped Owens found for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 1/2 inch iron rod with cap stamped Owens found for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.35 acres or 145,947 square feet of land more or less.

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

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: _____
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2024

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Donald S. Holder
Registered Professional Land Surveyor No. 5266
sholder@eyncon.com
Eyncon Engineering & Surveying
PO Box 1025
Greenville, Texas 75403

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd. Suite 3000
Richardson, TX, US 75080

Engineer:
EFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmlisap@efm-ic.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job No. 552-176
GF No.

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Eyncon
ENGINEERING & SURVEYING

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION TAC ROCKWALL ADDITION

LOT

2

BLOCK

A

GENERAL LOCATION SW INTERSECTION OF WASHINGTON STREET AND ALAMO ROAD

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PROPOSED ZONING NA

PROPOSED USE URBAN RESIDENTIAL

ACREAGE 3.35

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LOTS [PROPOSED]

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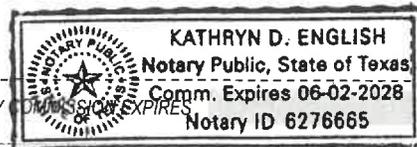
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-013: Replat for Lot 3, Block A, TAC
Rockwall Addition

66

DT

205

S FIRST ST

CEM

Case Location Map = 

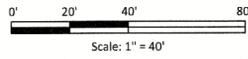
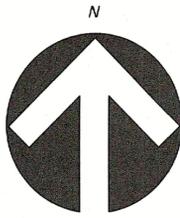


City of Rockwall

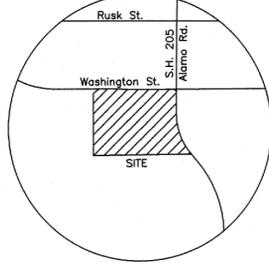
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)

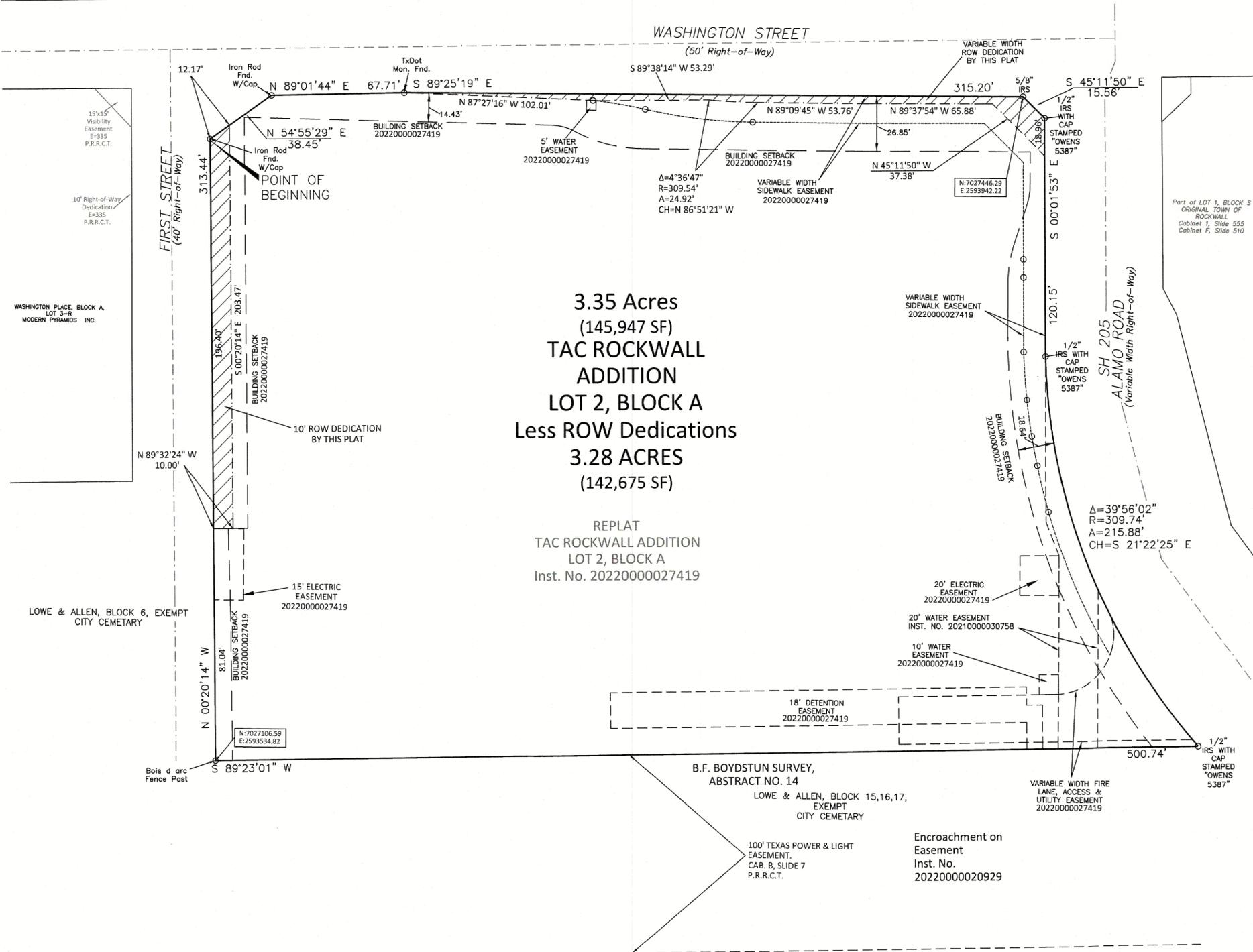


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THENCE continuing with the south line of said Washington Street, SOUTH 89°25'19" EAST a distance of 315.20 feet to a 5/8 inch iron rod found for corner for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 1/2 inch iron rod with cap stamped Owens found for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 1/2 inch iron rod with cap stamped Owens found for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 1/2 inch iron rod with cap stamped Owens found for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.35 acres or 145,947 square feet of land more or less.

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

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: _____
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2024

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Donald S. Holder
Registered Professional Land Surveyor No. 5266
sholder@eyncon.com
Eyncon Engineering & Surveying
PO Box 1025
Greenville, Texas 75403

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd. Suite 3000
Richardson, TX, US 75080

Engineer:
EFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmlisap@efm-ic.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job No. 552-176
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
2
Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400



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: May 6, 2024
APPLICANT: Josh Millsap; *KFM Engineering & Design*
CASE NUMBER: P2024-013; *Replat for Lot 3, Block A, TAC Rockwall Addition*

SUMMARY

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 3, Block A, TAC Rockwall Addition being a 3.35-acre parcel of land identified as Lot 2, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located at the southwest corner of the intersection of S. Goliad Street [SH-205] and SH-66, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 3.35-acre parcel of land (*i.e. Lot 2, Block A, TAC Rockwall Addition*) in order to replat it into a single lot (*i.e. Lot 3, Block A, TAC Rockwall Addition*) for the purpose of dedicating additional right-of-way (ROW) in order to facilitate the construction of a 263-unit *Urban Residential Building (i.e. Multi-Family Apartment)*.
- The majority of the subject property (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition*) is a part of the *Plan of Rockwall -- also known as the Rockwall OT Addition or Rockwall Original Town Addition --*, which was recorded on September 27, 1861. The remainder of the subject property (*i.e. Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) was incorporated with the *Lowe & Allen Subdivision* prior to 1911 based on the May 16, 1911 Sanborn Maps. As of the January 3, 1972, the Historic Zoning Maps show the subject property being zoned General Retail (GR) District. This designation remained until the subject property was rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34 (which is also known as the Downtown Regulating Plan)*. On June 18, 2021, the applicant submitted a site plan (*i.e. Case No. SP2021-020*) for the subject property proposing a four (4) story, 263-unit apartment complex (*i.e. Rockwall Downtown Lofts*) and a conveyance plat (*i.e. Case No. P2021-035*) combining (13) lots (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition, and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) and conveying the subject property. The conveyance plat was approved by the City Council on July 6, 2021, and the site plan was approved by the Planning and Zoning Commission on July 27, 2021. On July 5, 2022, the City Council approved a replat (*Case No. P2022-033*) that establish easements on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances --* is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 3, Block A, TAC Rockwall Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On April 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Llewellyn 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 201 W. WASHINGTON STREET, ROCKWALL, TX 75087

SUBDIVISION TAC ROCKWALL ADDITION

LOT

2

BLOCK

A

GENERAL LOCATION SW INTERSECTION OF WASHINGTON STREET AND ALAMO ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT/ POLICE PARKING LOT

PROPOSED ZONING NA

PROPOSED USE URBAN RESIDENTIAL

ACREAGE 3.35

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER ROCKWALL DOWNTOWN LOFTS, LTD.

APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON TONY S. AUSTIN

CONTACT PERSON JOSH MILLSAP

ADDRESS 1600 N. COLLINS BLVD. SUITE 3000

ADDRESS 3501 OLYMPUS BLVD.

CITY, STATE & ZIP RICHARDSON, TX 75080

CITY, STATE & ZIP DALLAS, TX 75019

PHONE 214-507-9055

PHONE 469-899-0536

E-MAIL tsAustin@tac-inc.net

E-MAIL jmillsap@kfm-llc.com

NOTARY VERIFICATION [REQUIRED]

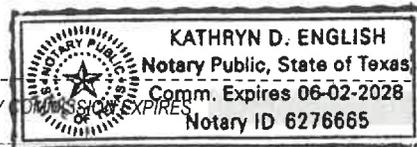
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY S. AUSTIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 367.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF APRIL, 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 19 DAY OF APRIL, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-013: Replat for Lot 3, Block A, TAC
Rockwall Addition

66

DT

205

S FIRST ST

CEM

Case Location Map = 

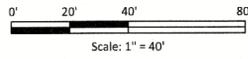
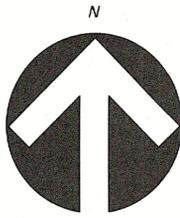


City of Rockwall

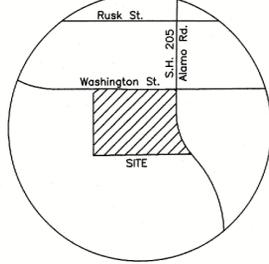
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)

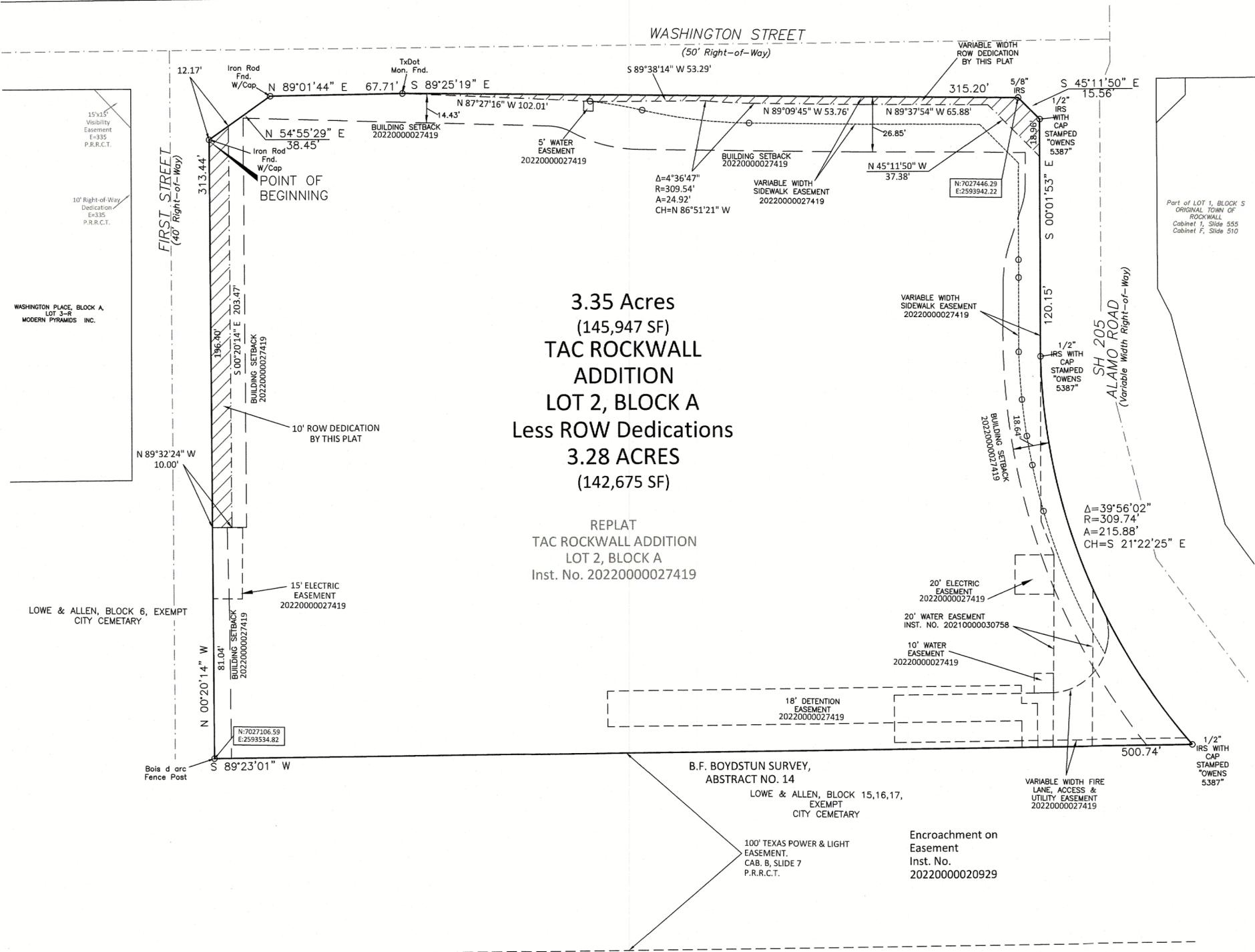


LEGEND

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

COUNTY OF ROCKWALL
VOL. 2076, PG. 22
O.P.R.R.C.T.

CITY OF ROCKWALL



3.35 Acres
(145,947 SF)
TAC ROCKWALL
ADDITION
LOT 2, BLOCK A
Less ROW Dedications
3.28 ACRES
(142,675 SF)

REPLAT
TAC ROCKWALL ADDITION
LOT 2, BLOCK A
Inst. No. 20220000027419

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd., Suite 3000
Richardson, TX. US 75080

Engineer:
KFM ENGINEERING & DESIGN
3301 OLYMPIUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmill@kfm-llc.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-08-09
Job. No. 552-176
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
1
Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.35 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 89°25'19" EAST a distance of 315.20 feet to a 5/8 inch iron rod found for corner for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 1/2 inch iron rod with cap stamped Owens found for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 1/2 inch iron rod with cap stamped Owens found for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 1/2 inch iron rod with cap stamped Owens found for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.35 acres or 145,947 square feet of land more or less.

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

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: _____
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2024

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Donald S. Holder
Registered Professional Land Surveyor No. 5266
sholder@eyncon.com
Eyncon Engineering & Surveying
PO Box 1025
Greenville, Texas 75403

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd. Suite 3000
Richardson, TX, US 75080

Engineer:
EYNCON ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmlisap@eyncon.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job No. 552-176
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
2
Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400



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: May 6, 2024
APPLICANT: Josh Millsap; *KFM Engineering & Design*
CASE NUMBER: P2024-013; *Replat for Lot 3, Block A, TAC Rockwall Addition*

SUMMARY

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of Tony Austin of Rockwall Downtown Lofts, LTD for the approval of a Replat for Lot 3, Block A, TAC Rockwall Addition being a 3.35-acre parcel of land identified as Lot 2, Block A, TAC Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located at the southwest corner of the intersection of S. Goliad Street [SH-205] and SH-66, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 3.35-acre parcel of land (*i.e. Lot 2, Block A, TAC Rockwall Addition*) in order to replat it into a single lot (*i.e. Lot 3, Block A, TAC Rockwall Addition*) for the purpose of dedicating additional right-of-way (ROW) in order to facilitate the construction of a 263-unit *Urban Residential Building (i.e. Multi-Family Apartment)*.
- The majority of the subject property (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition*) is a part of the *Plan of Rockwall -- also known as the Rockwall OT Addition or Rockwall Original Town Addition --*, which was recorded on September 27, 1861. The remainder of the subject property (*i.e. Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) was incorporated with the *Lowe & Allen Subdivision* prior to 1911 based on the May 16, 1911 Sanborn Maps. As of the January 3, 1972, the Historic Zoning Maps show the subject property being zoned General Retail (GR) District. This designation remained until the subject property was rezoned to Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34 (which is also known as the Downtown Regulating Plan)*. On June 18, 2021, the applicant submitted a site plan (*i.e. Case No. SP2021-020*) for the subject property proposing a four (4) story, 263-unit apartment complex (*i.e. Rockwall Downtown Lofts*) and a conveyance plat (*i.e. Case No. P2021-035*) combining (13) lots (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition, and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) and conveying the subject property. The conveyance plat was approved by the City Council on July 6, 2021, and the site plan was approved by the Planning and Zoning Commission on July 27, 2021. On July 5, 2022, the City Council approved a replat (*Case No. P2022-033*) that establish easements on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances --* is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 3, Block A, TAC Rockwall Addition, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On April 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Llewellyn 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 201 W. WASHINGTON STREET, ROCKWALL, TX 75087

SUBDIVISION TAC ROCKWALL ADDITION

LOT

2

BLOCK

A

GENERAL LOCATION SW INTERSECTION OF WASHINGTON STREET AND ALAMO ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT/ POLICE PARKING LOT

PROPOSED ZONING NA

PROPOSED USE URBAN RESIDENTIAL

ACREAGE 3.35

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER ROCKWALL DOWNTOWN LOFTS, LTD.

APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON TONY S. AUSTIN

CONTACT PERSON JOSH MILLSAP

ADDRESS 1600 N. COLLINS BLVD. SUITE 3000

ADDRESS 3501 OLYMPUS BLVD.

CITY, STATE & ZIP RICHARDSON, TX 75080

CITY, STATE & ZIP DALLAS, TX 75019

PHONE 214-507-9055

PHONE 469-899-0536

E-MAIL tsAustin@tac-inc.net

E-MAIL jmillsap@kfm-llc.com

NOTARY VERIFICATION [REQUIRED]

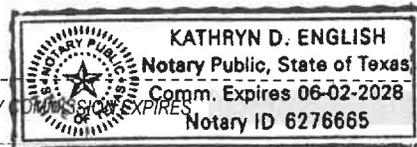
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY S. AUSTIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 367.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF APRIL, 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 19 DAY OF APRIL, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-013: Replat for Lot 3, Block A, TAC
Rockwall Addition

66

DT

205

S FIRST ST

CEM

Case Location Map = 

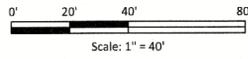


City of Rockwall

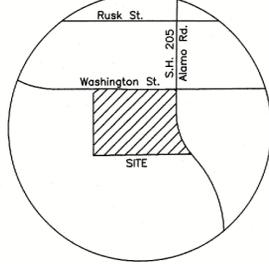
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)

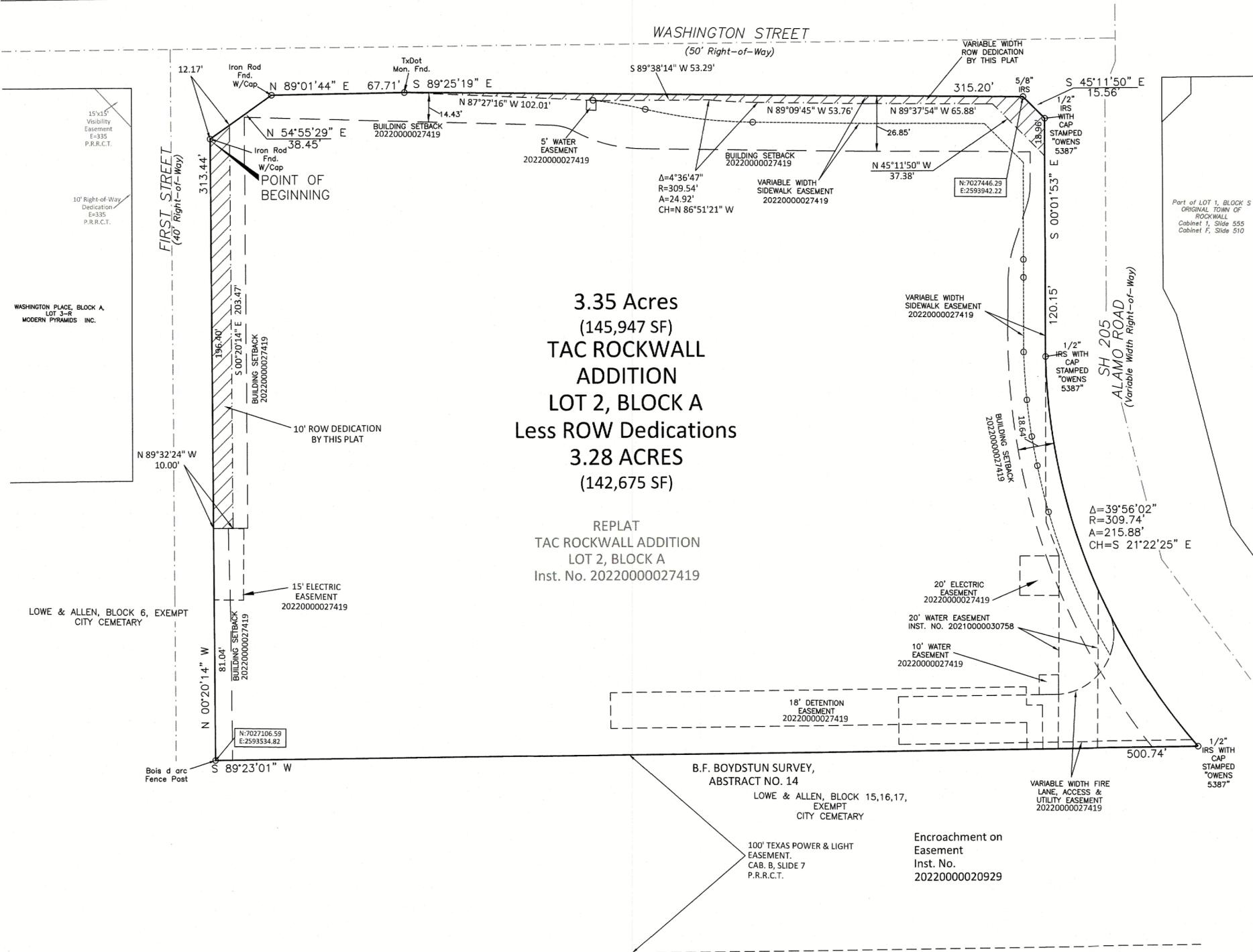


LEGEND

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

COUNTY OF ROCKWALL
VOL. 2076, PG. 22
O.P.R.R.C.T.

CITY OF ROCKWALL



Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd., Suite 3000
Richardson, TX. US 75080

Engineer:
KFM ENGINEERING & DESIGN
3301 OLYMPIUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmill@kfm-llc.com

Scale: 1" = 40'	Checked By: DSH
Date: February 1, 2024	P.C.: Spradling
Technician: Spradling/Bedford	File: ROCKWALL LOFTS CP 2021-06-09
Drawn By: Spradling/Bedford	Job. No. 552-176
	GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
1
Of: 2



FIRM REG. CERT. #10022400

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.35 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 89°25'19" EAST a distance of 315.20 feet to a 5/8 inch iron rod found for corner for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 1/2 inch iron rod with cap stamped Owens found for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 1/2 inch iron rod with cap stamped Owens found for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 1/2 inch iron rod with cap stamped Owens found for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.35 acres or 145,947 square feet of land more or less.

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

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

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

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

By: _____
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2024

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Donald S. Holder
Registered Professional Land Surveyor No. 5266
sholder@eyncon.com
Eyncon Engineering & Surveying
PO Box 1025
Greenville, Texas 75403

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer

Case No.: _____

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A

REPLAT
LOT 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.35 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd. Suite 3000
Richardson, TX, US 75080

Engineer:
WFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jmlisap@wfm-ic.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job No. 552-176
GF No.

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Sheet:
2
Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400



DATE: May 14, 2024

TO: Josh Millsap
KFM Engineering and Design
3501 Olympus Boulevard
Dallas, Texas 75019

CC: Tony S. Austin
Rockwall Downtown Lofts, LTD.
1600 N. Collins Boulevard, Suite 3000
Richardson, Texas 75080

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

SUBJECT: P2024-013; *Replat for Lot 2, Block A, TAC Rockwall Addition*

Josh Millsap:

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 May 6, 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 April 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

City Council

On May 6, 2024, the City Council approved a motion to approve the Replat by a vote of 5-1, with Council Member McCallum dissenting and Council Member Lewis 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:

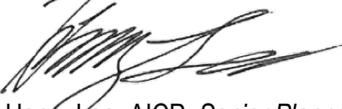
Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

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

Please note that the filling 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