



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 1600 E INTERSTATE 30

SUBDIVISION SUBDIVISION CODE A0134 & A0002

LOT 1 BLOCK 1

GENERAL LOCATION SOUTHWEST CORNER OF I-30 & JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE VACANT

PROPOSED ZONING COMMERCIAL

PROPOSED USE GROCERY

ACREAGE 12.519

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 HEB, LP

APPLICANT BGE, INC.

CONTACT PERSON BEN SCOTT

CONTACT PERSON NICK HOBBS

ADDRESS 646 SOUTH FLORES STREET

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP SAN ANTONIO, TEXAS 78204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 210-938-4075

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

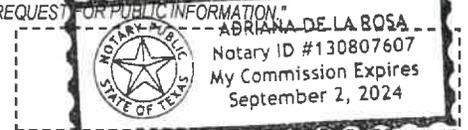
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Scott [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 550.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th 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."

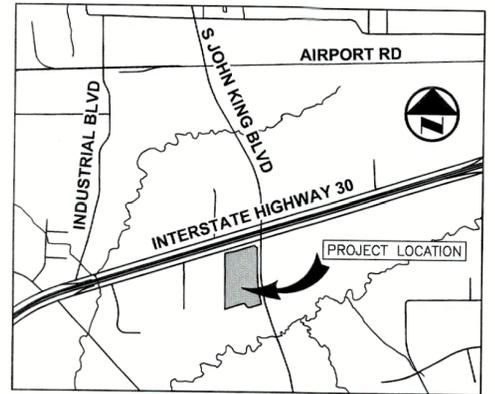
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES September 2, 2024



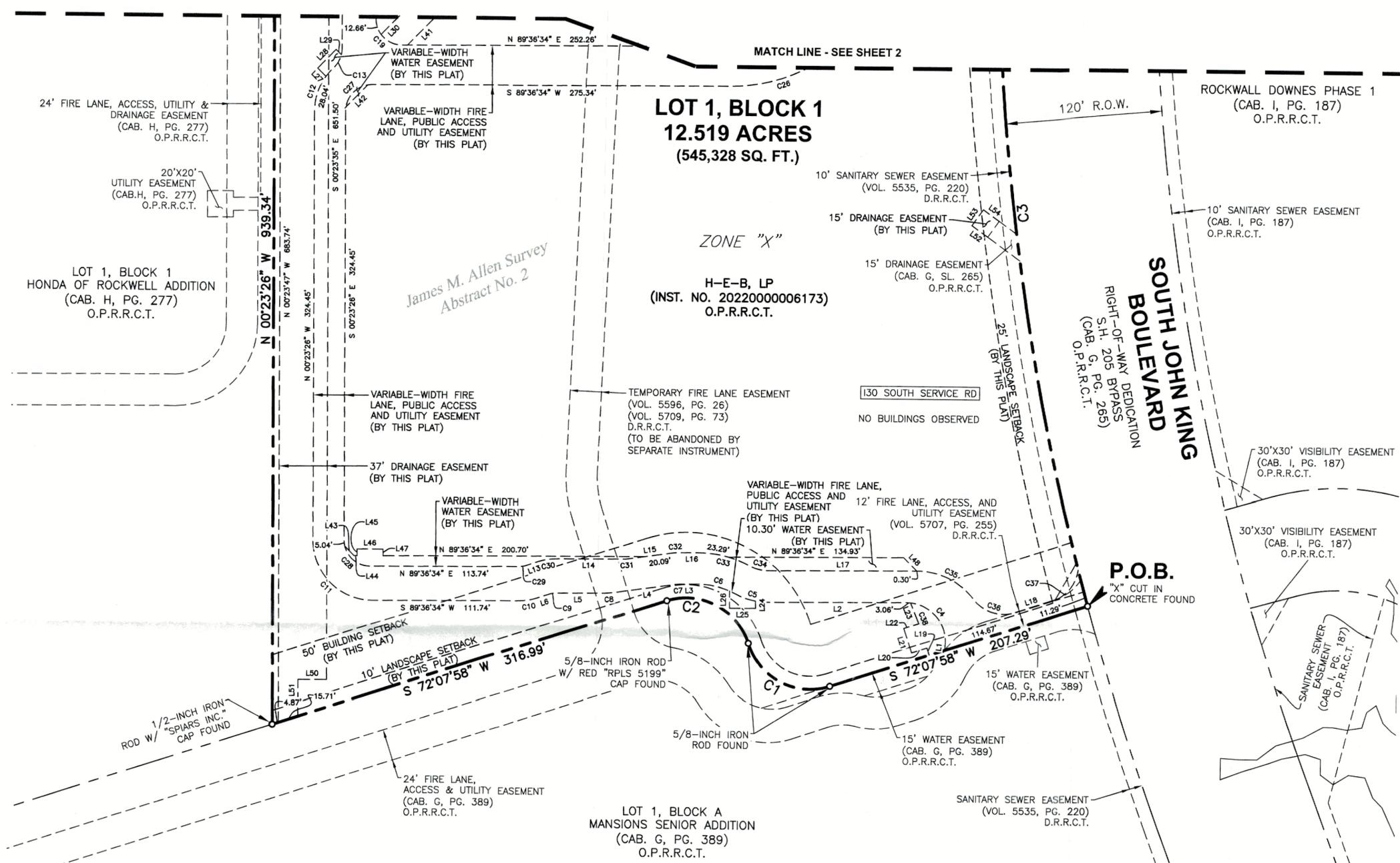
VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

- PROPERTY CORNER
- P.O.B.
- INST. NO.
- VOL.
- PG.
- CAB.
- O.P.R.R.C.T.
- P.R.R.C.T.
- D.R.R.C.T.
- OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE



GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'
L2	S 89°36'34" W	106.57'
L3	S 89°36'34" W	13.58'
L4	S 81°50'45" W	44.62'
L5	S 89°36'34" W	33.37'
L6	S 71°51'46" W	9.35'
L7	N 72°45'40" E	0.14'
L8	N 54°51'12" E	64.27'
L9	N 34°19'55" E	32.61'
L10	N 89°36'47" E	3.03'
L11	S 89°36'47" W	7.92'
L12	S 54°51'12" W	116.36'
L13	N 71°51'46" E	9.35'
L14	N 89°36'34" E	49.81'
L15	N 81°50'45" E	31.57'
L16	N 89°36'34" E	13.58'
L17	N 89°36'34" E	114.71'
L18	N 72°32'44" E	28.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	N 18°04'16" W	5.55'
L20	S 71°55'44" W	12.40'
L21	N 18°04'16" W	20.00'
L22	N 71°55'44" E	12.08'
L23	N 22°53'26" W	12.31'
L24	S 00°23'26" E	5.47'
L25	S 89°36'34" W	20.00'
L26	N 00°23'26" W	13.02'
L27	N 45°23'26" W	8.90'
L28	N 44°36'34" E	20.00'
L29	S 45°23'26" E	5.70'
L30	N 44°36'34" E	77.27'
L31	S 45°10'25" E	7.79'
L32	N 89°49'35" E	2.19'
L33	N 00°10'25" W	10.89'
L34	S 00°10'25" E	19.99'
L35	N 87°59'30" E	23.77'
L36	S 87°59'30" W	24.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L37	S 89°49'35" W	24.04'
L38	N 45°10'25" W	19.61'
L39	S 00°23'26" E	42.16'
L40	N 00°23'26" W	42.23'
L41	S 44°36'34" W	60.44'
L42	S 44°36'34" W	24.48'
L43	S 45°23'26" E	9.91'
L44	N 89°36'34" E	2.36'
L45	N 00°23'26" W	5.00'
L46	N 89°36'34" E	20.00'
L47	S 00°23'26" E	5.00'
L48	S 45°23'26" E	14.55'
L49	N 89°36'28" E	37.02'
L50	S 89°36'18" W	22.00'
L51	S 00°23'42" E	27.52'
L52	N 54°28'58" W	15.00'
L53	N 35°31'02" E	15.00'
L54	S 54°28'58" E	15.00'

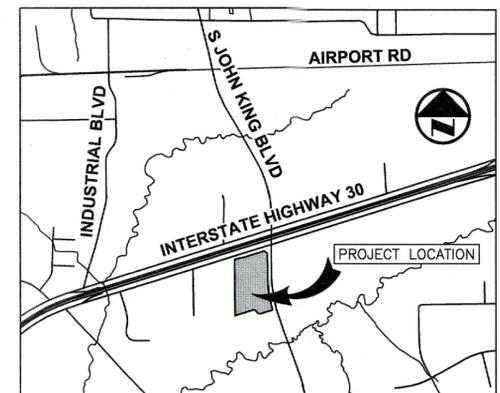
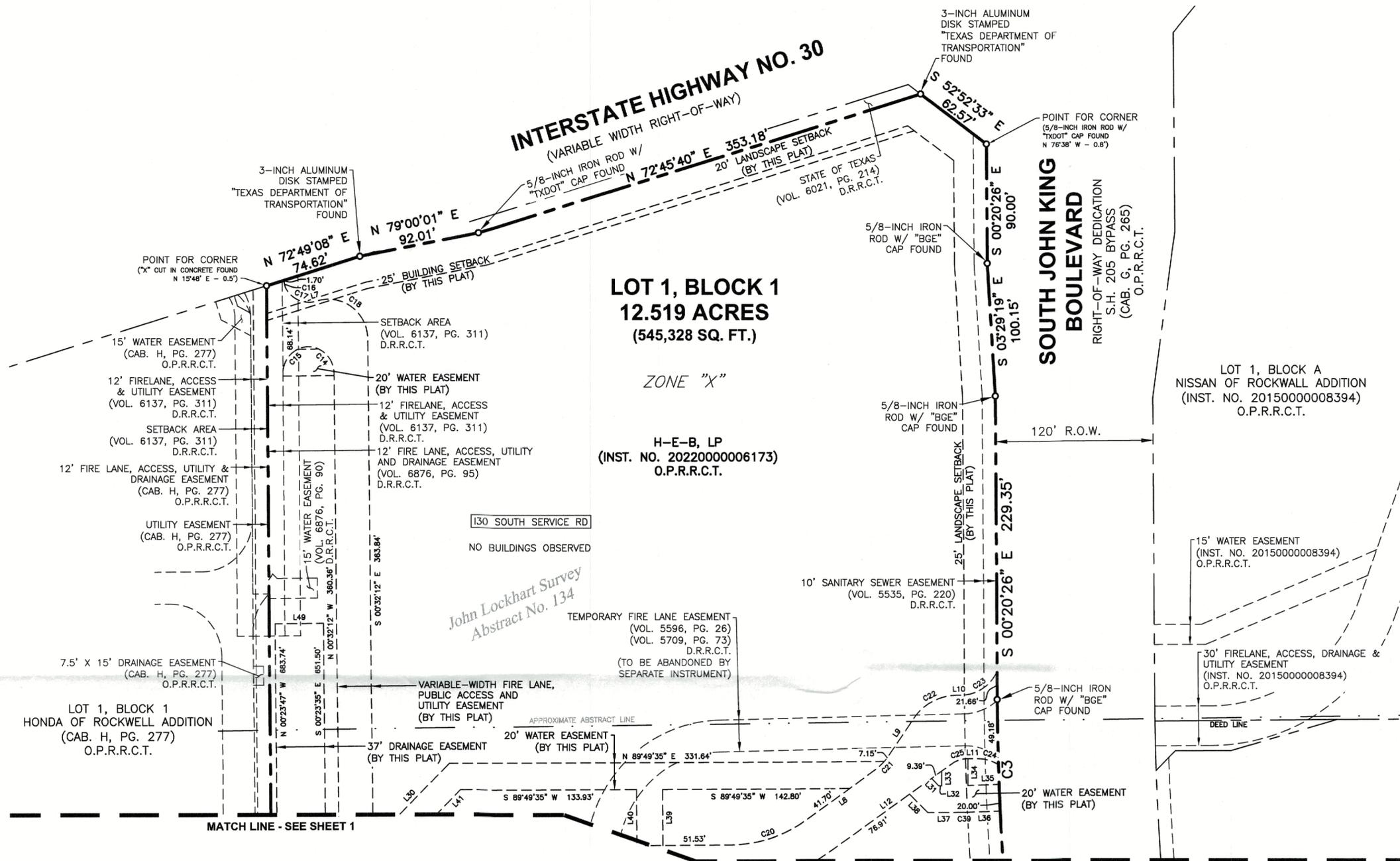
FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 1 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\HEB_Grocery_Col9559-00-SW_Cnr_J_King_Bldg_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-17 14:50 JLondon

G:\TXN\Projects\HEB_Grocery_Co\9559-00-SW_Cnr_J_King_Bldg_H_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-17-14:50 jldond



VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

- O PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
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CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
 BEING 12.519 ACRES SITUATED IN THE
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 APRIL 2024
 SHEET 2 OF 3

DEVELOPER
HEB Grocery Company, LP
 646 S. Main Street
 San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP is the owner of a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 2022000006173 recorded in of the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

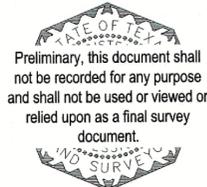
In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.



Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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

My Commission Expires:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision have been notified and signed this plat. I (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. I (we) also understand the following;

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

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

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

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

Witness, my hand this the _____ day of _____, 2024.

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HEB ROCKWALL ADDITION, LOT 1, BLOCK 1, 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2024.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer, City of Rockwall

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 3 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



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 1600 E INTERSTATE 30

SUBDIVISION SUBDIVISION CODE A0134 & A0002

LOT 1 BLOCK 1

GENERAL LOCATION SOUTHWEST CORNER OF I-30 & JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE VACANT

PROPOSED ZONING COMMERCIAL

PROPOSED USE GROCERY

ACREAGE 12.519

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 HEB, LP

APPLICANT BGE, INC.

CONTACT PERSON BEN SCOTT

CONTACT PERSON NICK HOBBS

ADDRESS 646 SOUTH FLORES STREET

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP SAN ANTONIO, TEXAS 78204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 210-938-4075

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

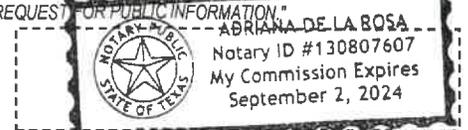
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 550.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF April, 2024. BY SIGNING THIS APPLICATION, 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 17th DAY OF April, 2024.

OWNER'S SIGNATURE

Ben Scott

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES September 2, 2024

0 70 140 280 420 560 Feet

P2024-014: Final Plat for Lot 1, Block 1 HEB
Rockwall Addition

ENTERPRISE DR



AG

LI

C

SPRINGING BLVD

LI

PD-10

PREAKNESS DR

Case Location Map = 

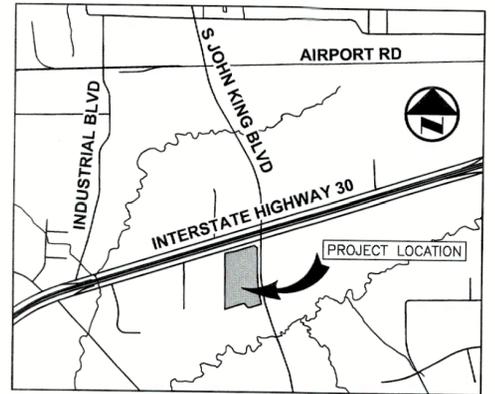


City of Rockwall

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.





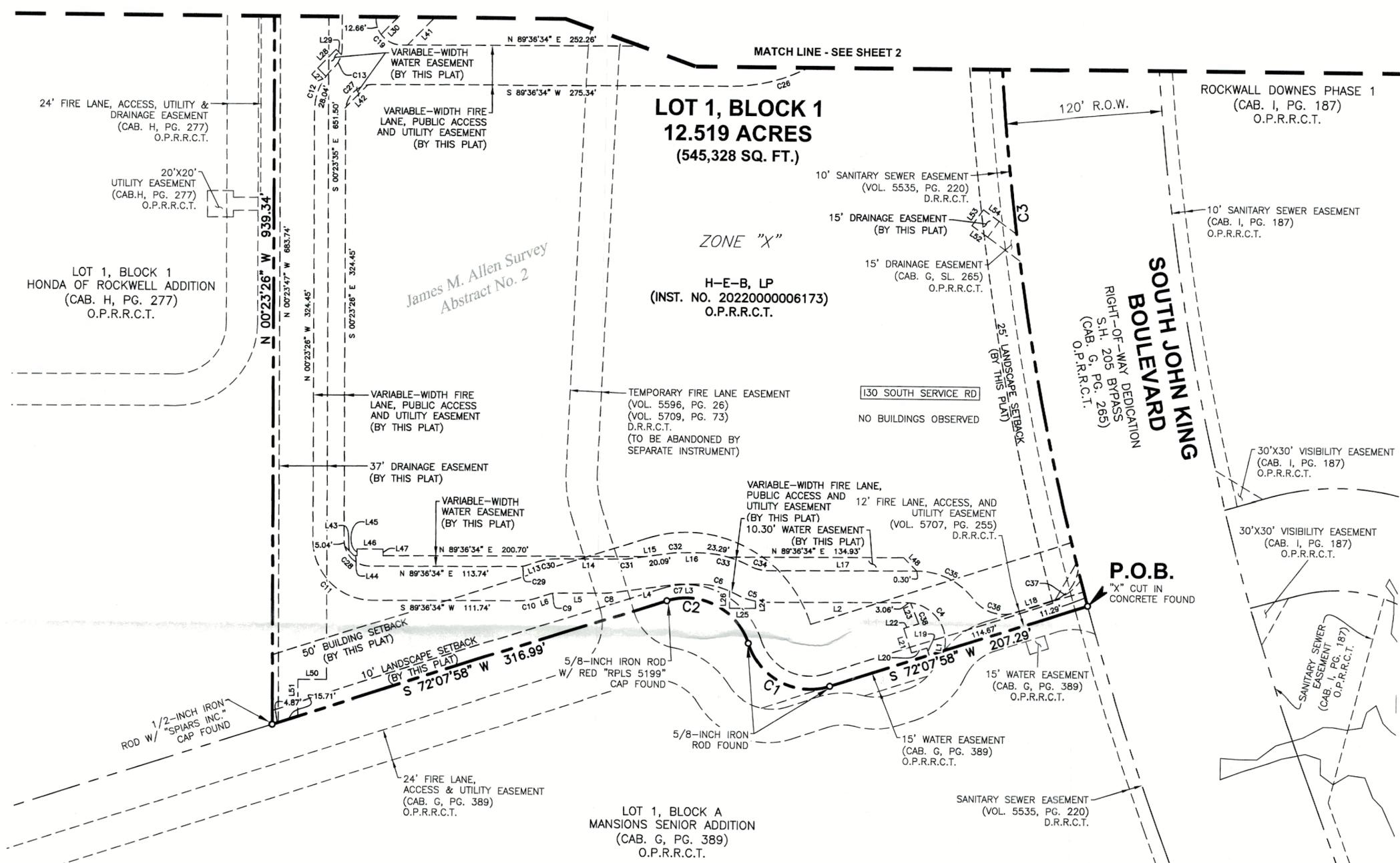
VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

- PROPERTY CORNER
- P.O.B.
- INST. NO.
- VOL.
- PG.
- CAB.
- O.P.R.R.C.T.
- P.R.R.C.T.
- D.R.R.C.T.
- OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE



GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'
L2	S 89°36'34" W	106.57'
L3	S 89°36'34" W	13.58'
L4	S 81°50'45" W	44.62'
L5	S 89°36'34" W	33.37'
L6	S 71°51'46" W	9.35'
L7	N 72°45'40" E	0.14'
L8	N 54°51'12" E	64.27'
L9	N 34°19'55" E	32.61'
L10	N 89°36'47" E	3.03'
L11	S 89°36'47" W	7.92'
L12	S 54°51'12" W	116.36'
L13	N 71°51'46" E	9.35'
L14	N 89°36'34" E	49.81'
L15	N 81°50'45" E	31.57'
L16	N 89°36'34" E	13.58'
L17	N 89°36'34" E	114.71'
L18	N 72°32'44" E	28.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	N 18°04'16" W	5.55'
L20	S 71°55'44" W	12.40'
L21	N 18°04'16" W	20.00'
L22	N 71°55'44" E	12.08'
L23	N 22°53'26" W	12.31'
L24	S 00°23'26" E	5.47'
L25	S 89°36'34" W	20.00'
L26	N 00°23'26" W	13.02'
L27	N 45°23'26" W	8.90'
L28	N 44°36'34" E	20.00'
L29	S 45°23'26" E	5.70'
L30	N 44°36'34" E	77.27'
L31	S 45°10'25" E	7.79'
L32	N 89°49'35" E	2.19'
L33	N 00°10'25" W	10.89'
L34	S 00°10'25" E	19.99'
L35	N 87°59'30" E	23.77'
L36	S 87°59'30" W	24.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L37	S 89°49'35" W	24.04'
L38	N 45°10'25" W	19.61'
L39	S 00°23'26" E	42.16'
L40	N 00°23'26" W	42.23'
L41	S 44°36'34" W	60.44'
L42	S 44°36'34" W	24.48'
L43	S 45°23'26" E	9.91'
L44	N 89°36'34" E	2.36'
L45	N 00°23'26" W	5.00'
L46	N 89°36'34" E	20.00'
L47	S 00°23'26" E	5.00'
L48	S 45°23'26" E	14.55'
L49	N 89°36'28" E	37.02'
L50	S 89°36'18" W	22.00'
L51	S 00°23'42" E	27.52'
L52	N 54°28'58" W	15.00'
L53	N 35°31'02" E	15.00'
L54	S 54°28'58" E	15.00'

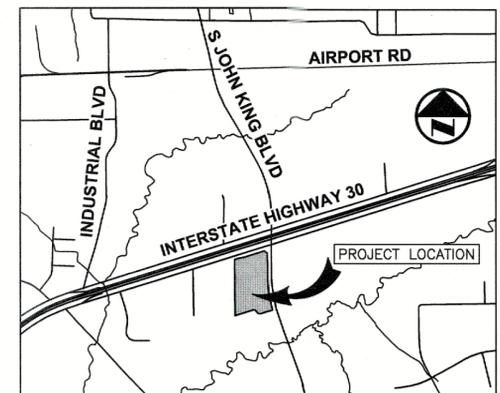
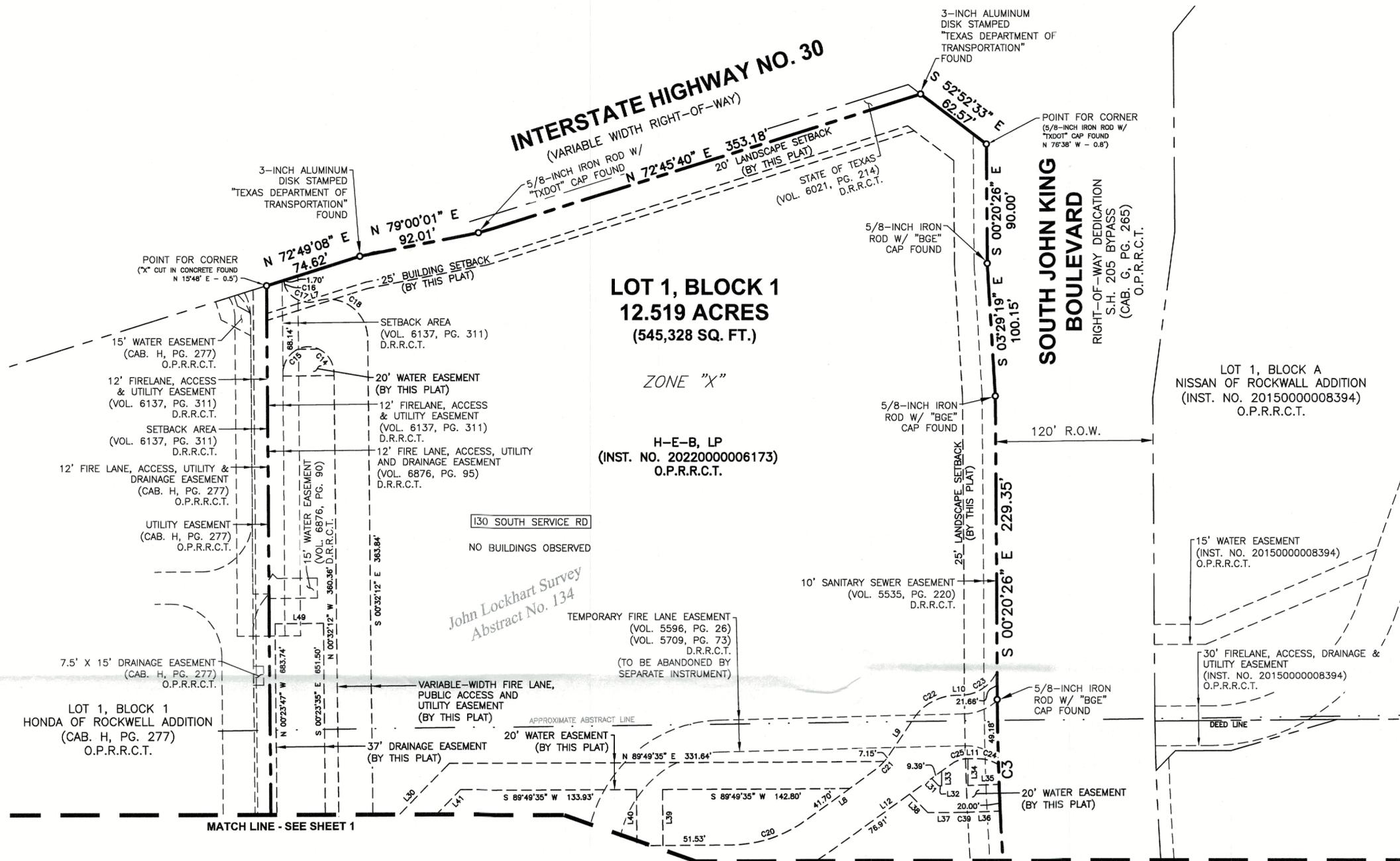
FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 1 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

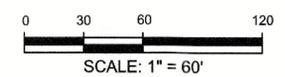
SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\HEB_Grocery_Col9559-00-SW_Cnr_J_King_Bldg_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-17 14:50 JLondon

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VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
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- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
 BEING 12.519 ACRES SITUATED IN THE
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 APRIL 2024
 SHEET 2 OF 3

DEVELOPER
HEB Grocery Company, LP
 646 S. Main Street
 San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP is the owner of a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 2022000006173 recorded in of the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

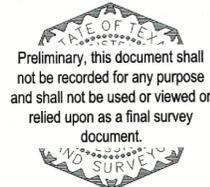
In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.



Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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

My Commission Expires:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision have been notified and signed this plat. I (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. I (we) also understand the following;

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

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

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

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

Witness, my hand this the _____ day of _____, 2024.

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HEB ROCKWALL ADDITION, LOT 1, BLOCK 1, 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2024.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer, City of Rockwall

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 3 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



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: April 30, 2024
APPLICANT: Nick Hobbs; *BGE, Inc.*
CASE NUMBER: P2024-014; *Final Plat for Lot 1, Block A, HEB Addition*

SUMMARY

Consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a Final Plat for Lot 1, Block A, HEB Addition being a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 12.519-acre tract of land (*i.e. Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2*) to establish one (1) non-residential lot (*i.e. Lot 1, Block A, HEB Addition*) for the purpose of establishing utility and drainage easements for the future construction of a grocery store (*i.e. HEB*) on the subject property.
- Background. The subject property was annexed into the City of Rockwall on September 16, 1974 by *Ordinance No's. 74-25 & 74-27 [i.e. Case No's. A1974-005 & A1974-007]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the June 3, 1977 *Historic Zoning Map*, at some point between the time of annexation and June 3, 1977, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-047*] to allow the construction of a grocery store (*i.e. HEB*) on the subject property.
- Conformance to the Subdivision Ordinance. 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. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, HEB 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 Final 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.

PROJECT COMMENTS



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

DATE: 4/25/2024

PROJECT NUMBER: P2024-014
PROJECT NAME: Lot , Block 1, HEB Rockwall Addition
SITE ADDRESS/LOCATIONS: 1600 E INTERSTATE 30, ROCKWALL, TX 75032

CASE CAPTION: Consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a Final Plat for Lot 1, Block A, HEB Addition being a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/25/2024	Approved w/ Comments

04/25/2024: P2024-014: Final Plat for Lot 1, Block A, HEB Addition

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, HEB Addition being a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the eastbound IH-30 Frontage Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-014) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 1, BLOCK A,
HEB ADDITION
BEING ONE (1) LOT
12.519-ACRES Or 12,519 SF
SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide and label two (2) State Plane Coordinates on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the street centerline on all streets adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Provide the correct format for 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 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing

private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.9 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.10 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: April 30, 2024
City Council Meeting: May 6, 2024

I.13 Please note that once the Final Plat 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	04/23/2024	Approved w/ Comments

- 04/23/2024: 1. Call out widths of easements. Calling out as variable is not allowed.
 2. To be abandoned by this plat.
 3. 10' utility easement required.
 4. Label detention as "drainage and detention".
 5. Can be abandoned by this plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved

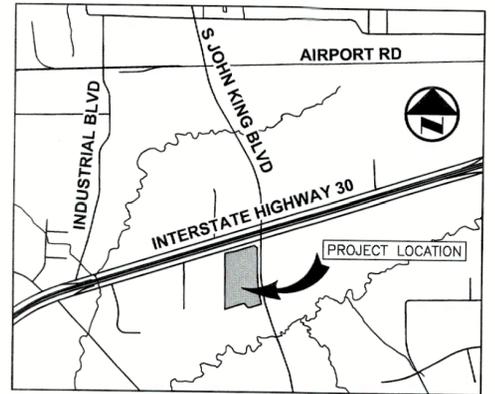
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved

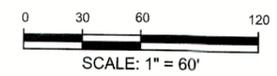
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved

No Comments

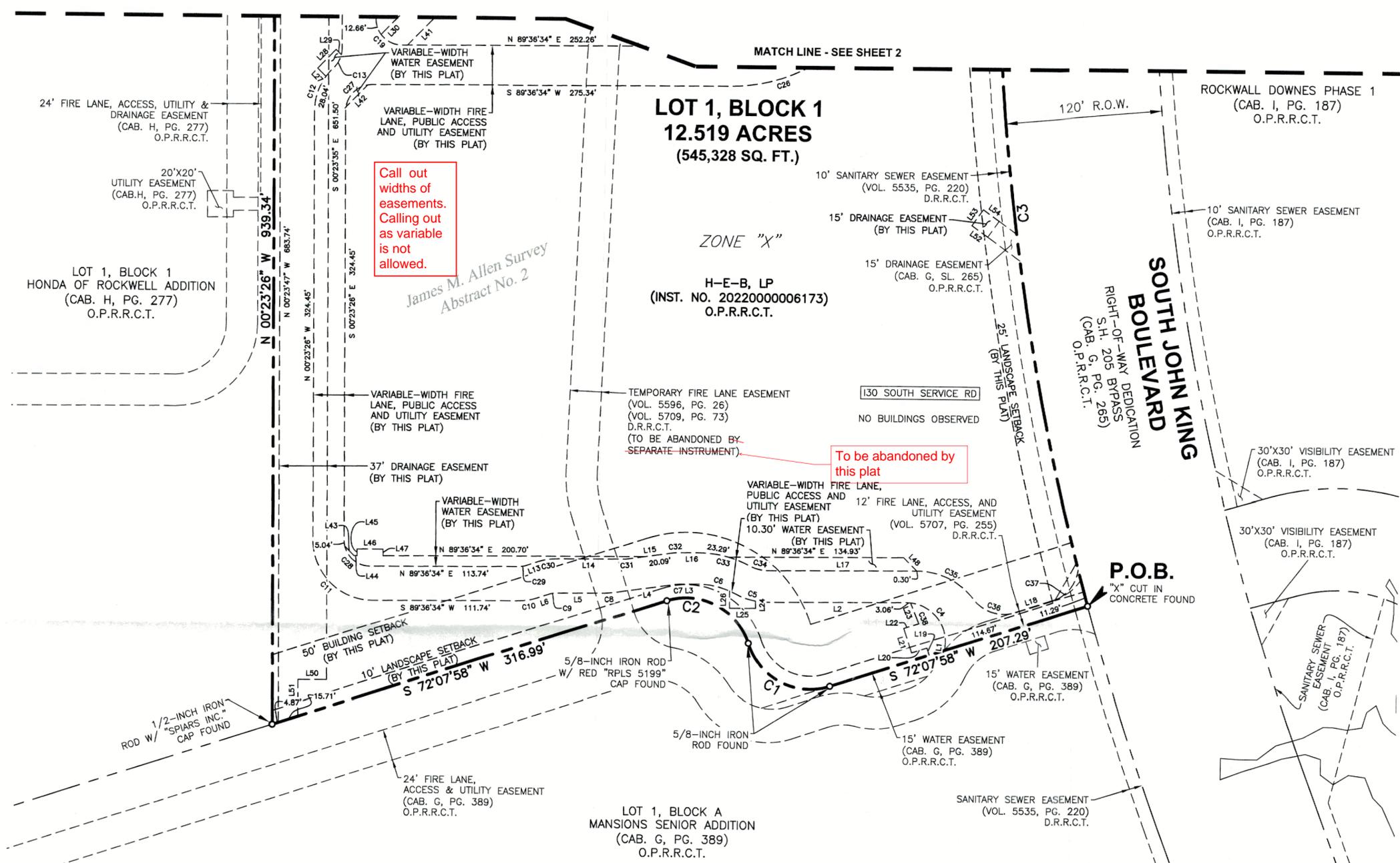


VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE



GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'	L19	N 18°04'16" W	5.55'	L37	S 89°49'35" W	24.04'
L2	S 89°36'34" W	106.57'	L20	S 71°55'44" W	12.40'	L38	N 45°10'25" W	19.61'
L3	S 89°36'34" W	13.58'	L21	N 18°04'16" W	20.00'	L39	S 00°23'26" E	42.16'
L4	S 81°50'45" W	44.62'	L22	N 71°55'44" E	12.08'	L40	N 00°23'26" W	42.23'
L5	S 89°36'34" W	33.37'	L23	N 22°53'26" W	12.31'	L41	S 44°36'34" W	60.44'
L6	S 71°51'46" W	9.35'	L24	S 00°23'26" E	5.47'	L42	S 44°36'34" W	24.48'
L7	N 72°45'40" E	0.14'	L25	S 89°36'34" W	20.00'	L43	S 45°23'26" E	9.91'
L8	N 54°51'12" E	64.27'	L26	N 00°23'26" W	13.02'	L44	N 89°36'34" E	2.36'
L9	N 34°19'55" E	32.61'	L27	N 45°23'26" W	8.90'	L45	N 00°23'26" W	5.00'
L10	N 89°36'47" E	3.03'	L28	N 44°36'34" E	20.00'	L46	N 89°36'34" E	20.00'
L11	S 89°36'47" W	7.92'	L29	S 45°23'26" E	5.70'	L47	S 00°23'26" E	5.00'
L12	S 54°51'12" W	116.36'	L30	N 44°36'34" E	77.27'	L48	S 45°23'26" E	14.55'
L13	N 71°51'46" E	9.35'	L31	S 45°10'25" E	7.79'	L49	N 89°36'28" E	37.02'
L14	N 89°36'34" E	49.81'	L32	N 89°49'35" E	2.19'	L50	S 89°36'18" W	22.00'
L15	N 81°50'45" E	31.57'	L33	N 00°10'25" W	10.89'	L51	S 00°23'42" E	27.52'
L16	N 89°36'34" E	13.58'	L34	S 00°10'25" E	19.99'	L52	N 54°28'58" W	15.00'
L17	N 89°36'34" E	114.71'	L35	N 87°59'30" E	23.77'	L53	N 35°31'02" E	15.00'
L18	N 72°32'44" E	28.34'	L36	S 87°59'30" W	24.27'	L54	S 54°28'58" E	15.00'

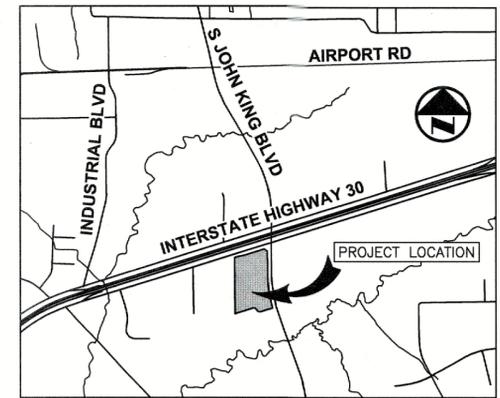
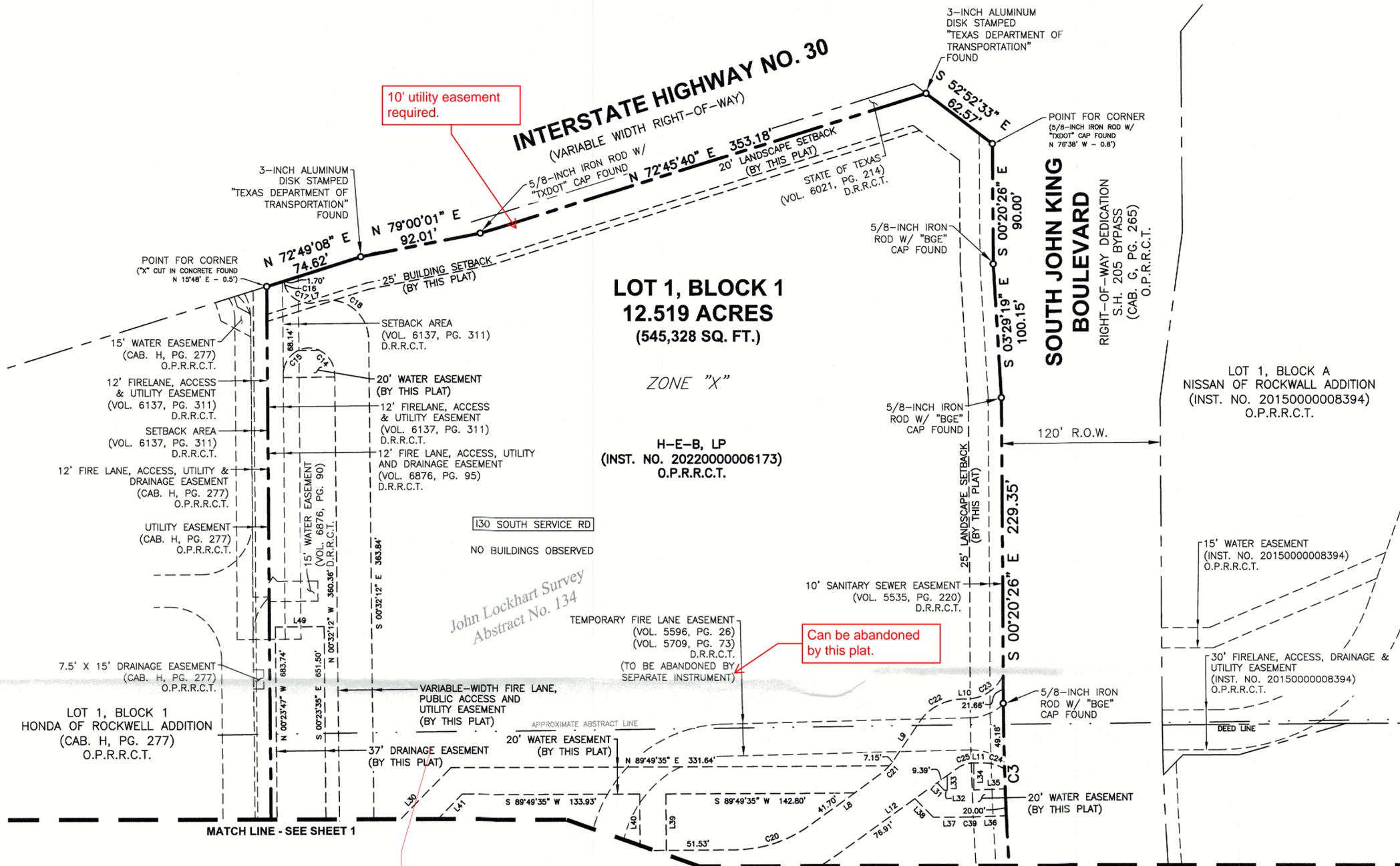
FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 1 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

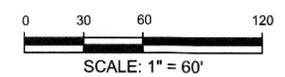
SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\HEB_Grocery_Col9559-00-SW_Cnr_J_King_Bldg_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-17-14:50 jlonon

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VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
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CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
 BEING 12.519 ACRES SITUATED IN THE
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
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 SHEET 2 OF 3

DEVELOPER
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 San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



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 1600 E INTERSTATE 30

SUBDIVISION SUBDIVISION CODE A0134 & A0002

LOT 1 BLOCK 1

GENERAL LOCATION SOUTHWEST CORNER OF I-30 & JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE VACANT

PROPOSED ZONING COMMERCIAL

PROPOSED USE GROCERY

ACREAGE 12.519

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 HEB, LP

APPLICANT BGE, INC.

CONTACT PERSON BEN SCOTT

CONTACT PERSON NICK HOBBS

ADDRESS 646 SOUTH FLORES STREET

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP SAN ANTONIO, TEXAS 78204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 210-938-4075

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

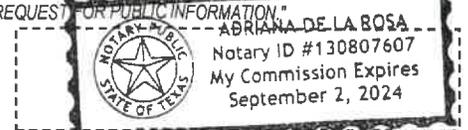
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 550.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF April, 2024. BY SIGNING THIS APPLICATION, 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 17th DAY OF April, 2024.

OWNER'S SIGNATURE

Ben Scott

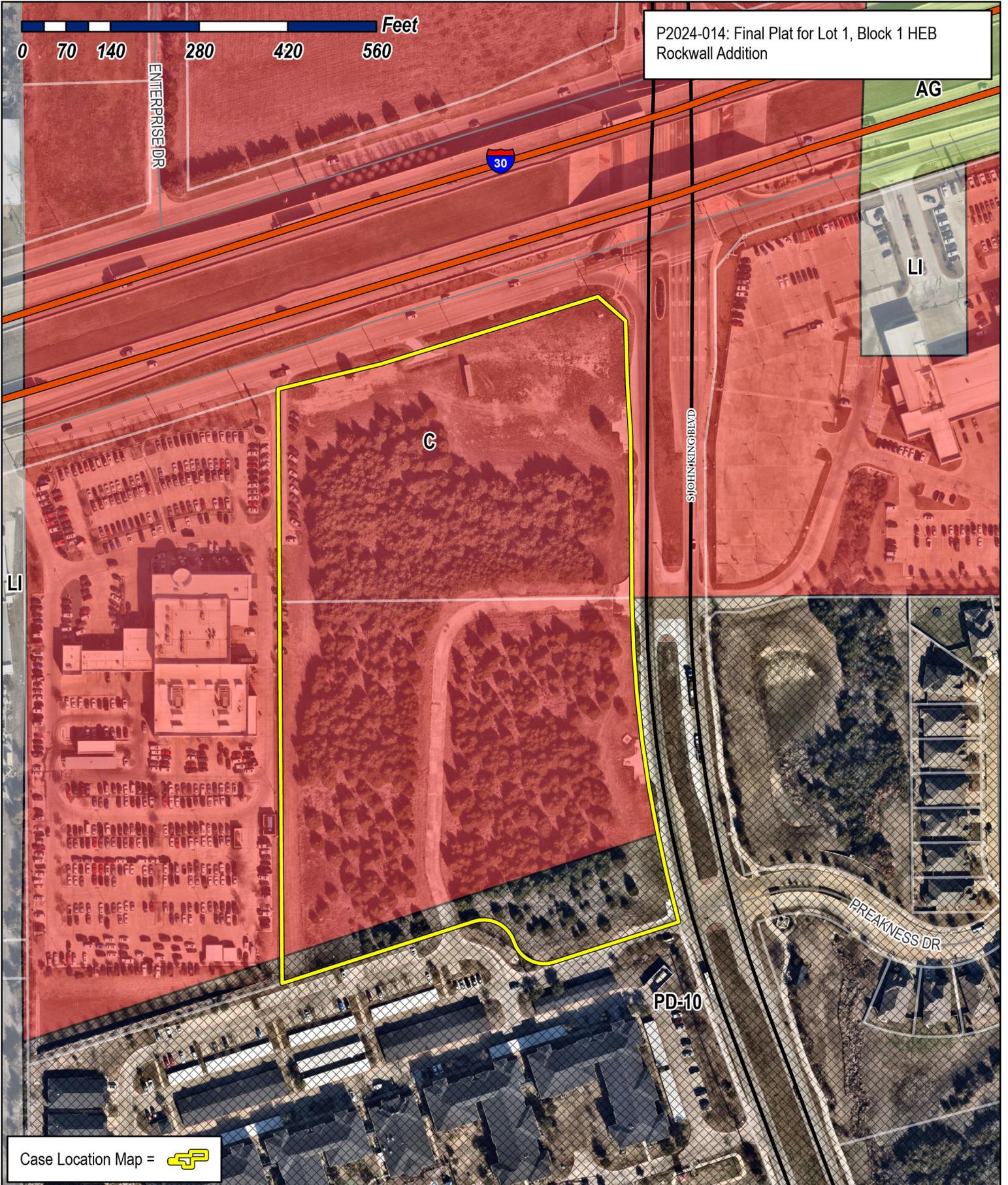
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES September 2, 2024

0 70 140 280 420 560 Feet

P2024-014: Final Plat for Lot 1, Block 1 HEB
Rockwall Addition



Case Location Map = 

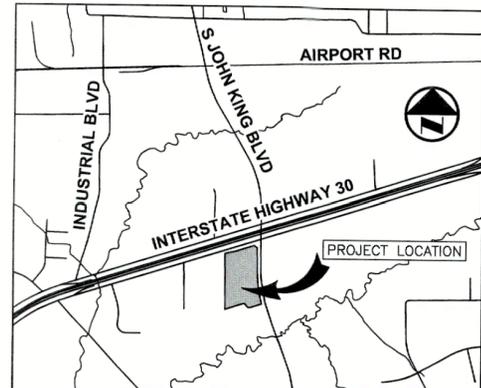


City of Rockwall

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.





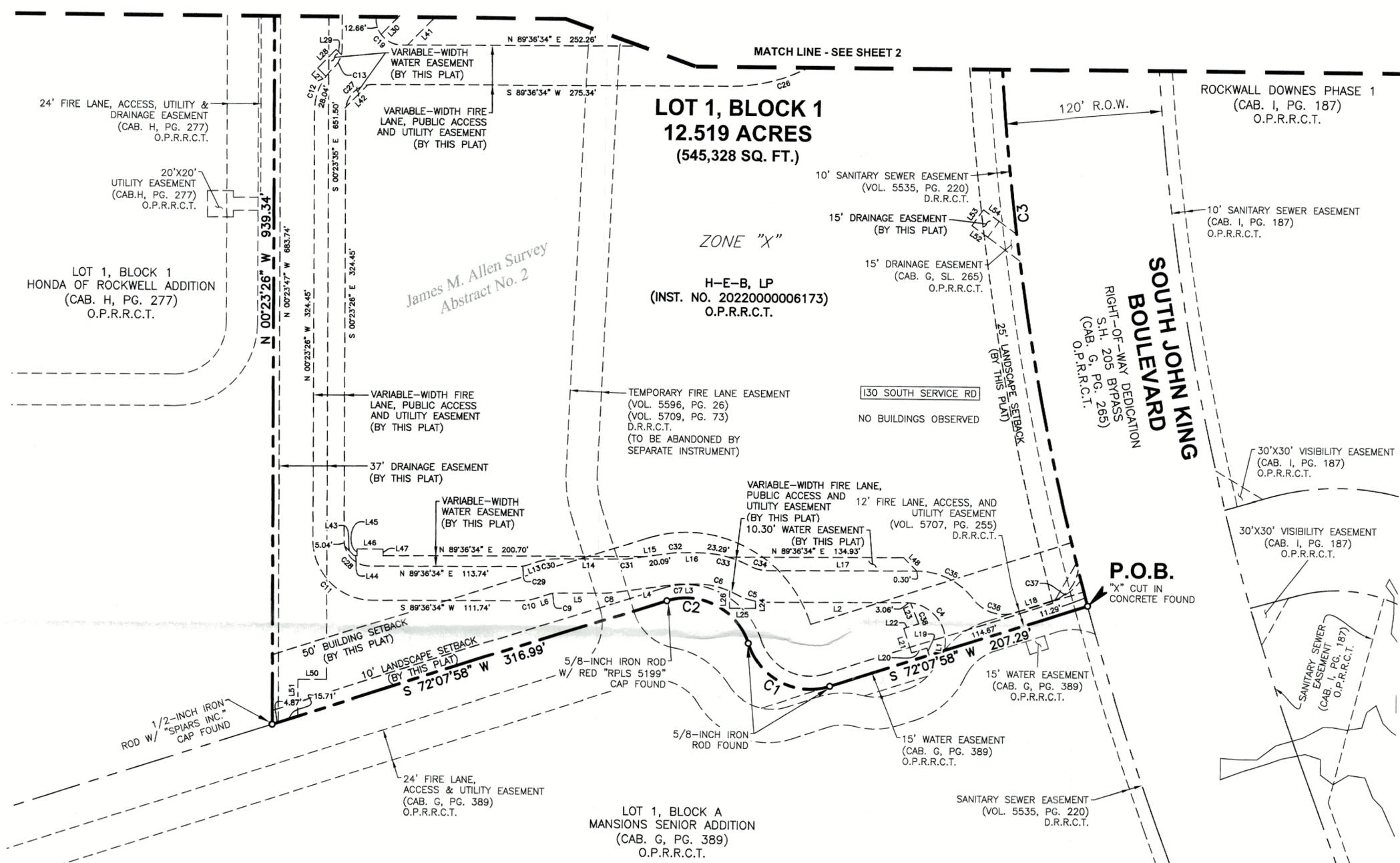
VICINITY MAP
(NOT TO SCALE)



SCALE: 1" = 60'

LEGEND

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
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LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'	L19	N 18°04'16" W	5.55'	L37	S 89°49'35" W	24.04'
L2	S 89°36'34" W	106.57'	L20	S 71°55'44" W	12.40'	L38	N 45°10'25" W	19.61'
L3	S 89°36'34" W	13.58'	L21	N 18°04'16" W	20.00'	L39	S 00°23'26" E	42.16'
L4	S 81°50'45" W	44.62'	L22	N 71°55'44" E	12.08'	L40	N 00°23'26" W	42.23'
L5	S 89°36'34" W	33.37'	L23	N 22°53'26" W	12.31'	L41	S 44°36'34" W	60.44'
L6	S 71°51'46" W	9.35'	L24	S 00°23'26" E	5.47'	L42	S 44°36'34" W	24.48'
L7	N 72°45'40" E	0.14'	L25	S 89°36'34" W	20.00'	L43	S 45°23'26" E	9.91'
L8	N 54°51'12" E	64.27'	L26	N 00°23'26" W	13.02'	L44	N 89°36'34" E	2.36'
L9	N 34°19'55" E	32.61'	L27	N 45°23'26" W	8.90'	L45	N 00°23'26" W	5.00'
L10	N 89°36'47" E	3.03'	L28	N 44°36'34" E	20.00'	L46	N 89°36'34" E	20.00'
L11	S 89°36'47" W	7.92'	L29	S 45°23'26" E	5.70'	L47	S 00°23'26" E	5.00'
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L16	N 89°36'34" E	13.58'	L34	S 00°10'25" E	19.99'	L52	N 54°28'58" W	15.00'
L17	N 89°36'34" E	114.71'	L35	N 87°59'30" E	23.77'	L53	N 35°31'02" E	15.00'
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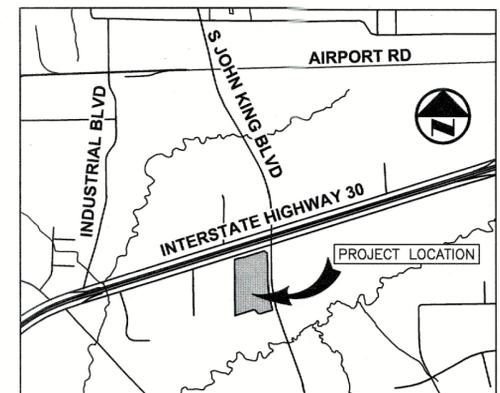
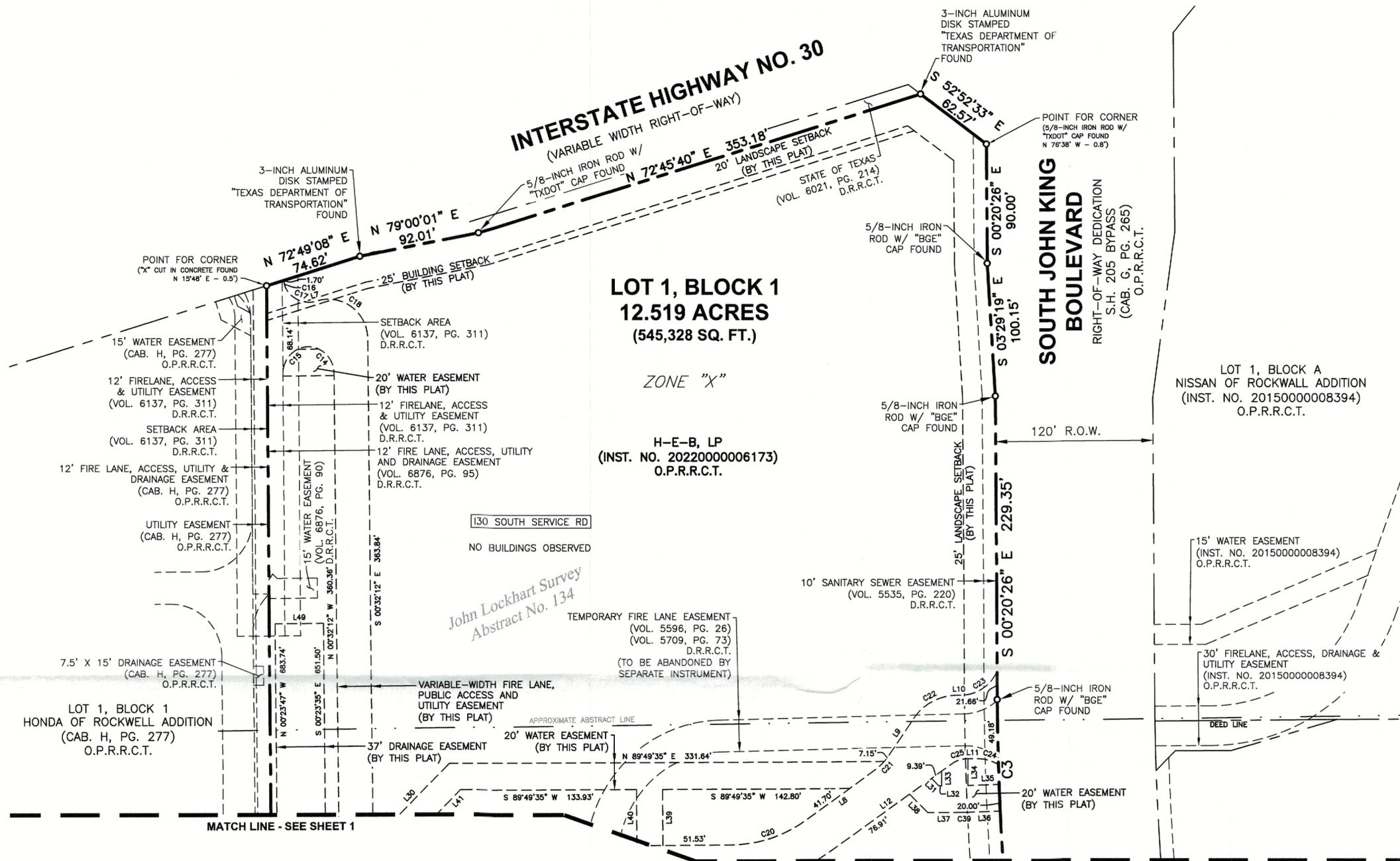
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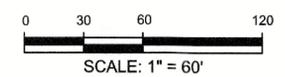
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G:\TXN\Projects\HEB_Grocery_Col9559-00-SW_Cnr_J_King_Bldg_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-17 14:50 JLondon

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VICINITY MAP
(NOT TO SCALE)



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C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
 BEING 12.519 ACRES SITUATED IN THE
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 APRIL 2024
 SHEET 2 OF 3

DEVELOPER
HEB Grocery Company, LP
 646 S. Main Street
 San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP is the owner of a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 2022000006173 recorded in of the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

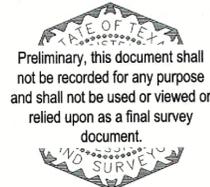
In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.



Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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

My Commission Expires:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HEB ROCKWALL ADDITION, LOT 1, BLOCK 1 subdivision have been notified and signed this plat. I (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. I (we) also understand the following;

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

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

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

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

Witness, my hand this the _____ day of _____, 2024.

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HEB ROCKWALL ADDITION, LOT 1, BLOCK 1, 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2024.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer, City of Rockwall

FINAL PLAT
HEB ROCKWALL ADDITION
LOT 1, BLOCK 1
BEING 12.519 ACRES SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 3 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



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: Nick Hobbs; *BGE, Inc.*
CASE NUMBER: P2024-014; *Final Plat for Lot 1, Block A, HEB Addition*

SUMMARY

Consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a Final Plat for Lot 1, Block A, HEB Addition being a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 12.519-acre tract of land (*i.e. Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2*) to establish one (1) non-residential lot (*i.e. Lot 1, Block A, HEB Addition*) for the purpose of establishing utility and drainage easements for the future construction of a grocery store (*i.e. HEB*) on the subject property.
- Background. The subject property was annexed into the City of Rockwall on September 16, 1974 by *Ordinance No's. 74-25 & 74-27 [i.e. Case No's. A1974-005 & A1974-007]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the June 3, 1977 *Historic Zoning Map*, at some point between the time of annexation and June 3, 1977, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-047*] to allow the construction of a grocery store (*i.e. HEB*) on the subject property.
- Conformance to the Subdivision Ordinance. 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. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for *Lot 1, Block A, HEB 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 Final 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 Final Plat by a vote of 5-0, with Commissioners Llewellyn and Conway 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 1600 E INTERSTATE 30

SUBDIVISION SUBDIVISION CODE A0134 & A0002

LOT 1 BLOCK 1

GENERAL LOCATION SOUTHWEST CORNER OF I-30 & JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE VACANT

PROPOSED ZONING COMMERCIAL

PROPOSED USE GROCERY

ACREAGE 12.519

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 HEB, LP

APPLICANT BGE, INC.

CONTACT PERSON BEN SCOTT

CONTACT PERSON NICK HOBBS

ADDRESS 646 SOUTH FLORES STREET

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP SAN ANTONIO, TEXAS 78204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 210-938-4075

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

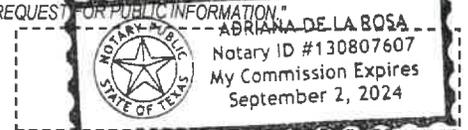
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 550.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF April, 2024. BY SIGNING THIS APPLICATION, 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 17th DAY OF April, 2024.

OWNER'S SIGNATURE

Ben Scott

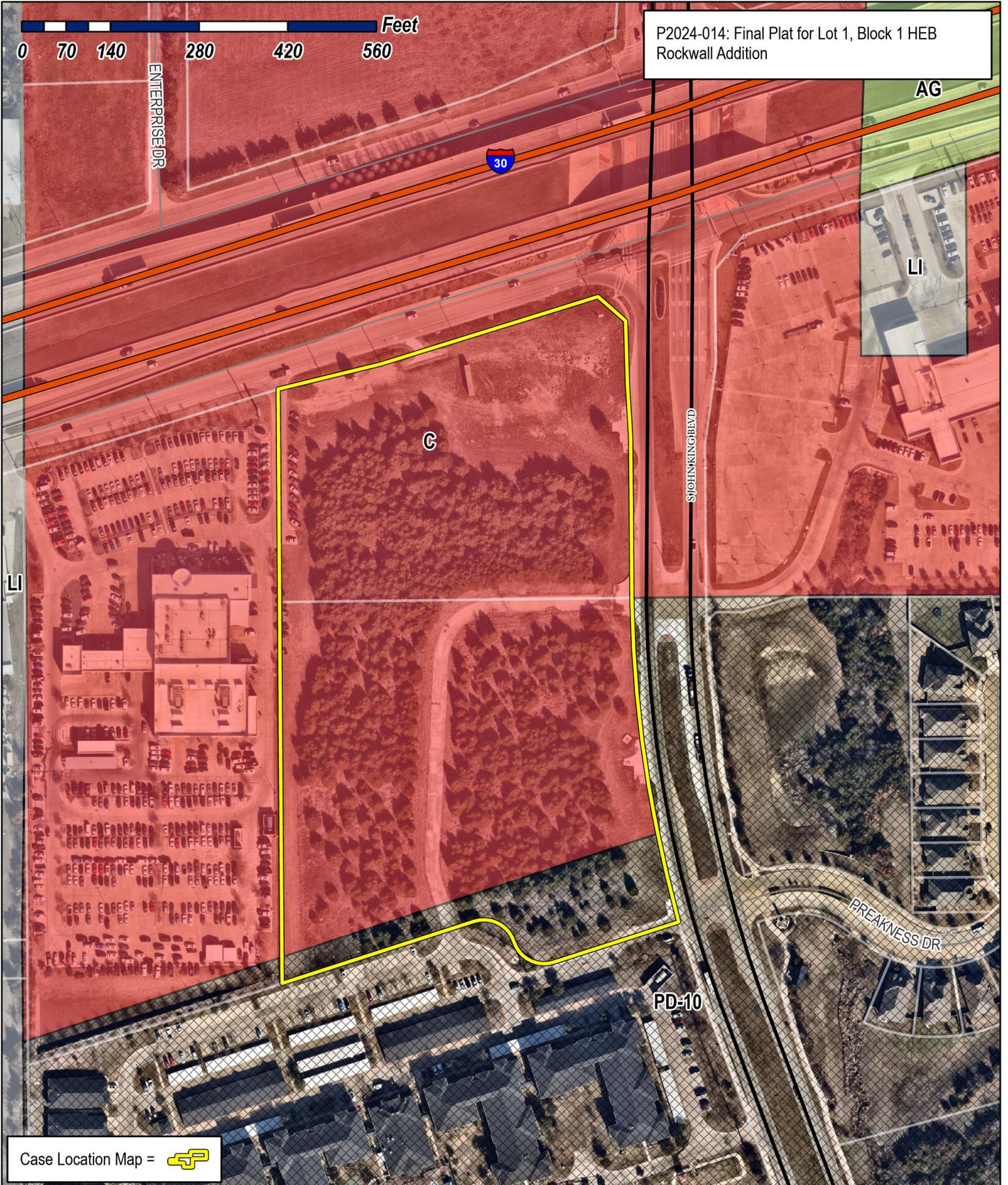
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES September 2, 2024

0 70 140 280 420 560 Feet

P2024-014: Final Plat for Lot 1, Block 1 HEB
Rockwall Addition



Case Location Map = 



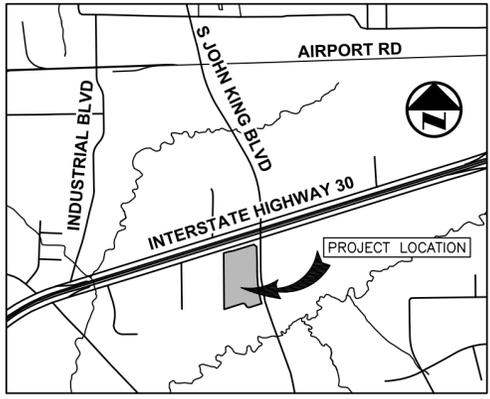
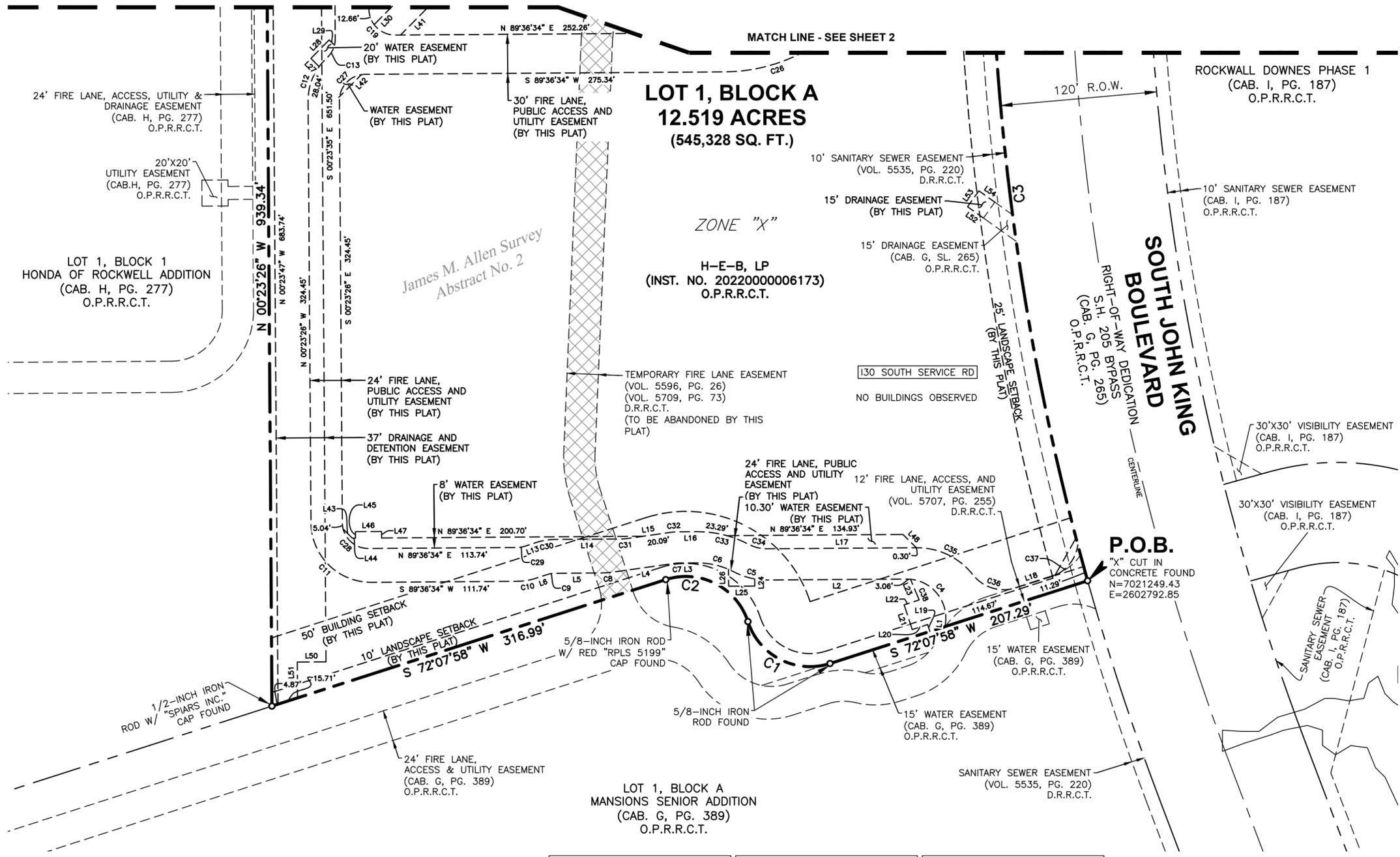
City of Rockwall

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

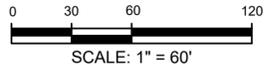
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



G:\TXN\Projects\HEB_Grocery_Co\9559-00-SW_Ctr_J_King_Bldg_30_Rockwall\SV04_CAD\9559-00_FPLT.dwg 2024-04-29-14:55 jlondon



VICINITY MAP
(NOT TO SCALE)



LEGEND

○	PROPERTY CORNER
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
---	BOUNDARY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	ABSTRACT LINE

GENERAL NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- 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.

LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'	L19	N 18°04'16" W	5.55'	L37	S 89°49'35" W	24.04'
L2	S 89°36'34" W	106.57'	L20	S 71°55'44" W	12.40'	L38	N 45°10'25" W	19.61'
L3	S 89°36'34" W	13.58'	L21	N 18°04'16" W	20.00'	L39	S 00°23'26" E	42.16'
L4	S 81°50'45" W	44.62'	L22	N 71°55'44" E	12.08'	L40	N 00°23'26" W	42.23'
L5	S 89°36'34" W	33.37'	L23	N 22°53'26" W	12.31'	L41	S 44°36'34" W	60.44'
L6	S 71°51'46" W	9.35'	L24	S 00°23'26" E	5.47'	L42	S 44°36'34" W	24.48'
L7	N 72°45'40" E	0.14'	L25	S 89°36'34" W	20.00'	L43	S 45°23'26" E	9.91'
L8	N 54°51'12" E	64.27'	L26	N 00°23'26" W	13.02'	L44	N 89°36'34" E	2.36'
L9	N 34°19'55" E	32.61'	L27	N 45°23'26" W	8.90'	L45	N 00°23'26" W	5.00'
L10	N 89°36'47" E	3.03'	L28	N 44°36'34" E	20.00'	L46	N 89°36'34" E	20.00'
L11	S 89°36'47" W	7.92'	L29	S 45°23'26" E	5.70'	L47	S 00°23'26" E	5.00'
L12	S 54°51'12" W	116.36'	L30	N 44°36'34" E	77.27'	L48	S 45°23'26" E	14.55'
L13	N 71°51'46" E	9.35'	L31	S 45°10'25" E	7.79'	L49	N 89°36'28" E	37.02'
L14	N 89°36'34" E	49.81'	L32	N 89°49'35" E	2.19'	L50	S 89°36'18" W	22.00'
L15	N 81°50'45" E	31.57'	L33	N 00°10'25" W	10.89'	L51	S 00°23'42" E	27.52'
L16	N 89°36'34" E	13.58'	L34	S 00°10'25" E	19.99'	L52	N 54°28'58" W	15.00'
L17	N 89°36'34" E	114.71'	L35	N 87°59'30" E	23.77'	L53	N 35°31'02" E	15.00'
L18	N 72°32'44" E	28.34'	L36	S 87°59'30" W	24.27'	L54	S 54°28'58" E	15.00'

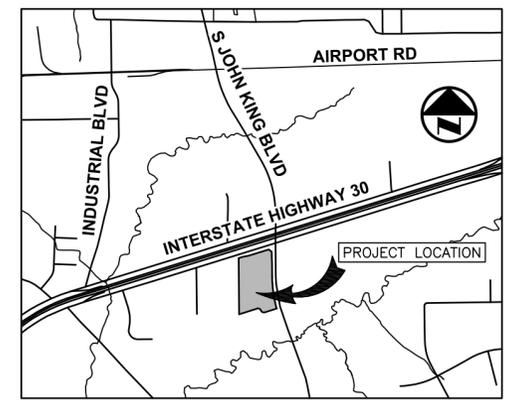
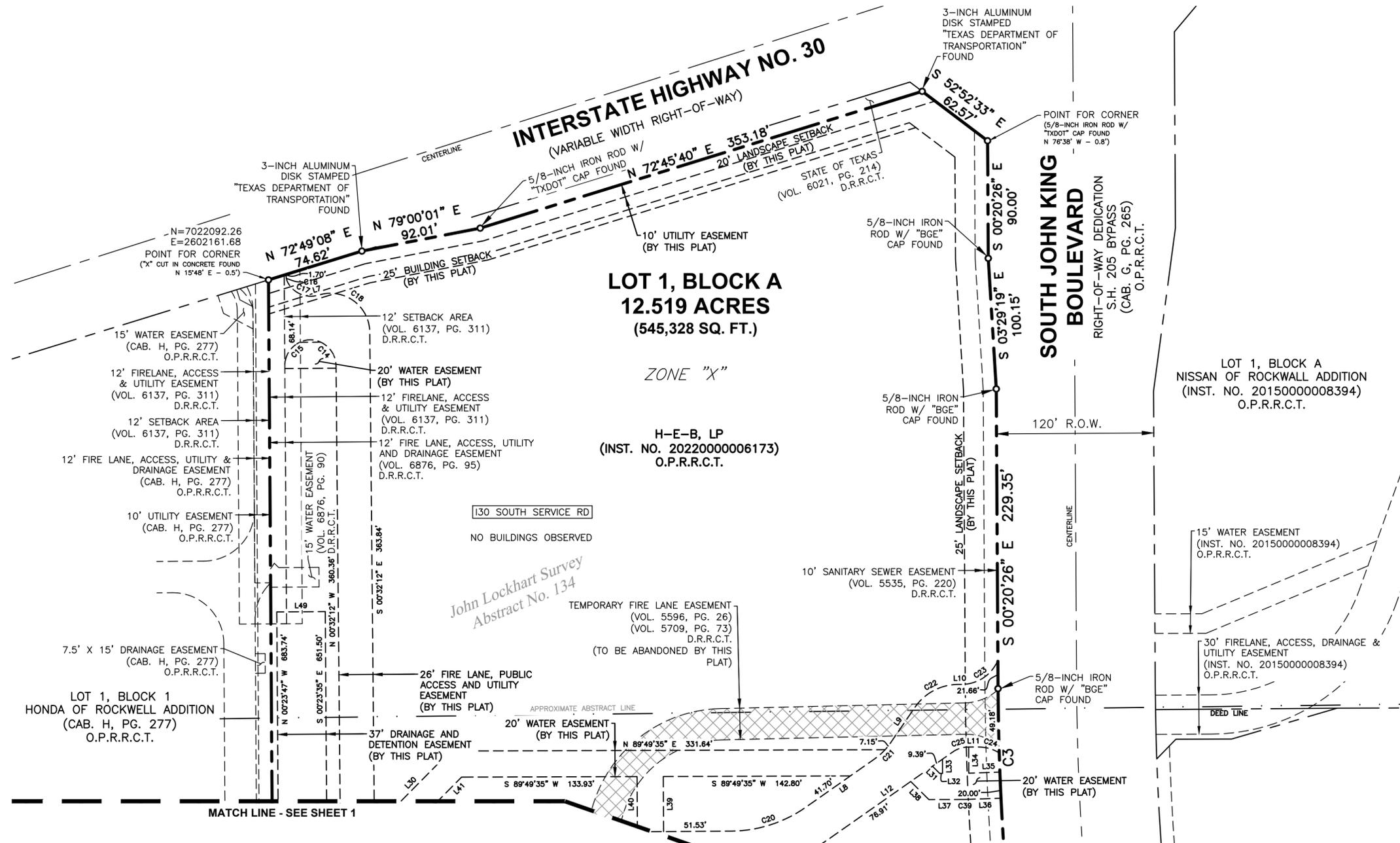
FINAL PLAT
LOT 1, BLOCK A
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 SITUATED IN THE
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
 AND THE
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 APRIL 2024
 SHEET 1 OF 3

DEVELOPER
HEB Grocery Company, LP
 646 S. Main Street
 San Antonio, Texas 78204

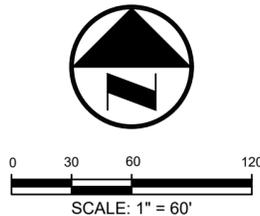
SURVEYOR

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953
 Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

GENERAL NOTES (continued)

6. 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.
7. 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.
8. 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.

FINAL PLAT
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HEB ADDITION
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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 SHEET 2 OF 3

DEVELOPER
HEB Grocery Company, LP
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SURVEYOR

BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953
 Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 20220000006173 recorded in of the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

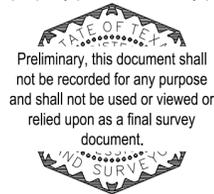
SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I GREGORY MARK PEACE, 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.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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

My Commission Expires:

APPROVED: I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, HEB ADDITION – being an addition to the City of Rockwall, Texas – was approved by the City Council of the City of Rockwall, Texas 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

Mayor of the City of Rockwall Planning and Zoning Commission Chairman City Secretary
City Engineer

OWNER'S DEDICATION (continued)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1, BLOCK A, HEB 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, HEB ADDITION subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

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

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

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

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

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

My Commission Expires:

FINAL PLAT
LOT 1, BLOCK A
HEB ADDITION
BEING ONE (1) LOT
12.519 ACRES OR 545,328 SF
SITUATED IN THE
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2024
SHEET 3 OF 3

DEVELOPER
HEB Grocery Company, LP
646 S. Main Street
San Antonio, Texas 78204

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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DATE: May 15, 2024

TO: Ben Scott
646 South Flores Street
San Antonio, TX 78204

CC: Nick Hobbs
2595 Dallas Parkway, Suite 101
Frisco, TX 75034

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2024-014; *Final Plat for Lot 1, Block A, HEB Addition*

Mr. Scott:

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 *Final Plat* by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

City Council

On May 6, 2024, the City Council approved a motion to approve the *Final Plat* by a vote of 6-0, with 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: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department