



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-050 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

| ZONING APPLICATION                           |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE       |
| <input type="checkbox"/> PD CONCEPT PLAN     |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION                        |
|--|
| <input type="checkbox"/> SITE PLAN           |
| <input type="checkbox"/> LANDSCAPE PLAN      |
| <input type="checkbox"/> TREESCAPE PLAN      |
| <input type="checkbox"/> PHOTOMETRIC PLAN    |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES    |
| <input type="checkbox"/> COLOR RENDERING     |

| PLATTING APPLICATION                               |
|--|
| <input type="checkbox"/> MASTER PLAT               |
| <input type="checkbox"/> PRELIMINARY PLAT          |
| <input type="checkbox"/> FINAL PLAT                |
| <input type="checkbox"/> REPLAT                    |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT             |
| <input type="checkbox"/> LANDSCAPE PLAN            |
| <input type="checkbox"/> TREESCAPE PLAN            |

|  |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input type="checkbox"/> APPLICATIONS                    |
| <input type="checkbox"/> RECEIPT                         |
| <input type="checkbox"/> LOCATION MAP                    |
| <input type="checkbox"/> HOA MAP                         |
| <input type="checkbox"/> PON MAP                         |
| <input type="checkbox"/> FLU MAP                         |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE         |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE    |
| <input type="checkbox"/> PROJECT REVIEW                  |
| <input type="checkbox"/> STAFF REPORT                    |
| <input type="checkbox"/> CORRESPONDENCE                  |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED         |
| <input type="checkbox"/> COPY-MARK-UPS                   |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE              |
| <input type="checkbox"/> PLAT FILED DATE _____           |
| <input type="checkbox"/> CABINET # _____                 |
| <input type="checkbox"/> SLIDE # _____                   |
| <b>NOTES:</b> _____                                      |
| _____  |
| _____  |
| _____  |
| _____  |
| <b>ZONING MAP UPDATED</b> _____                          |





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-050

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |   |     |       |
|------------------|---|-----|-------|
| Address          | Unknown Ranch Trail and 259 Ranch Trail   |     |       |
| Subdivision      | Rainbo Acres Tract 22r & 23r              | Lot | Block |
| General Location | East side of Ranch Trail North of Horizon |     |       |

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

|                 |                         |                |              |                 |
|-----------------|-------------------------|----------------|--------------|-----------------|
| Current Zoning  | Commercial (C) District | Current Use    | vacant       |                 |
| Proposed Zoning | Commercial (C) District | Proposed Use   | Self Storage |                 |
| Acreage         | 8.733                   | Lots [Current] | 2            | Lots [Proposed] |
|                 |                         |                |              | 2               |

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

|   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> Owner | Horizon Road Self Storage, LLC (Tract 23) | <input checked="" type="checkbox"/> Applicant | Engineering Concepts & Design, LP |
| Contact Person                            | Justin Webb                               | Contact Person                                | Bill Thomas                       |
| Address                                   | 5763 S state Highway 205                  | Address                                       | 201 Windco Circle                 |
| City, State & Zip                         | Rockwall, TX 75032                        | City, State & Zip                             | Wylie, TX 75098                   |
| Phone                                     | 8889721979                                | Phone   | 9729418403                        |
| E-Mail                                    | justinw@alturahomes.com                   | E-Mail  | bill@ecdip.com                    |

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Justin Webb [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

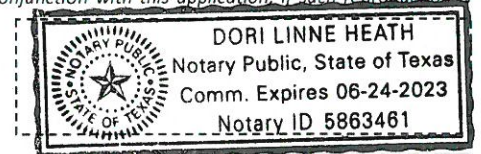
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Justin Webb  
[Signature]  
Dori L. Heath



My Commission Expires 06/24/2023





# DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO. P2019-050

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address Unknown Ranch Trail and 259 Ranch Trail

Subdivision Rainbo Acres Tract 22r & 23r

Lot

Block

General Location East side of Ranch Trail North of Horizon

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

Current Zoning Commercial (C) District

Current Use vacant

Proposed Zoning Commercial (C) District

Proposed Use Self Storage

Acreage 8.733

Lots [Current]

2

Lots [Proposed]

2

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Truman Heights, LLC (Tract 22)

Applicant Engineering Concepts & Design, LP

Contact Person Ryan Moorman

Contact Person Bill Thomas

Address 259 Ranch Trail

Address 201 Windco Circle

City, State & Zip Rockwall, TX 75032

City, State & Zip Wylie, TX 750998

Phone 9727222408

Phone 9729418403

E-Mail ryan@rdmoormaninc.com

E-Mail bill@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

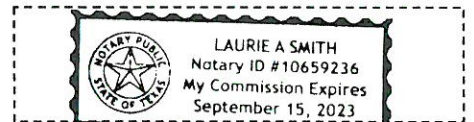
Before me, the undersigned authority, on this day personally appeared RYAN MOORMAN [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19<sup>th</sup> day of Dec, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 9-15-23





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
  - MINOR/AMENDING PLAT.
  - MASTER PLAT.
  - PRELIMINARY PLAT.
  - FINAL PLAT.
  - REPLAT.
  - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a Tri-Fold with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
  - ONE (1) PDF COPY OF THE PLAT
  - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE]. *N/A previously approved*
- LANDSCAPE PLAN [IF APPLICABLE]. *N/A*
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" Tri-Fold with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.**





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

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

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



|   |                                     |                                     |   |
|---|-------------------------------------|-------------------------------------|---|
| City Limits<br>[Final Plat, Preliminary Plat & Master Plat]                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the location of the City Limits, contiguous or within the platting area.   |
| Utilities (P)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the locations of all existing and proposed utilities. Include the size and type of each.   |
| Property Lines<br>[Final Plat, Preliminary Plat & Master Plat]              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide all the proposed and platted property lines.  |
| Streets<br>[Final Plat, Preliminary Plat & Master Plat]                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.   |
| Right-Of-Way and Centerline<br>[Final Plat, Preliminary Plat & Master Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Label the right-of-way width and street centerline for each street both within and adjacent to the development.   |
| Additional Right-Of-Way<br>[Final Plat & Preliminary Plat]                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the location and dimensions of any proposed right-of-way dedication.   |
| Corner Clips<br>[Final Plat & Preliminary Plat]                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate all existing and proposed corner clips and any subsequent dedication.  |
| Median Openings<br>[Preliminary Plat]                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Locate and identify existing and/or proposed median openings and left turn channelization.  |
| Topographical Contours<br>[Preliminary Plat & Master Plat]                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Topographical information and physical features to include contours at 2-foot intervals.  |
| Flood Elevations<br>[Preliminary Plat & Master Plat]                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).   |
| Drainage Areas<br>[Preliminary Plat & Master Plat]                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show all drainage areas and all proposed storm drainages areas with sizes if applicable.  |
| Wooded Areas<br>[Preliminary Plat & Master Plat]                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the boundaries of all adjacent wooded areas.   |
| Zoning and Land Use Information<br>[Preliminary Plat & Master Plat]         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.   |
| Existing Man-Made Features<br>[Master Plat]                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.  |
| Parks and Open Space<br>[Preliminary Plat & Master Plat]                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.   |
| Proposed Improvements<br>[Preliminary Plat]                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate how the proposed improvements would relate to those in the surrounding area.   |
| Water Sources<br>[Preliminary Plat]   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).  |
| Sewage Disposal<br>[Preliminary Plat]                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).   |
| Adjacent Properties<br>[Final Plat & Preliminary Plat]                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.   |
| Phasing Plan<br>[Master Plat]   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.   |
| Dedication<br>[Final Plat, Preliminary Plat & Master Plat]                  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.   |
| Statement of Service<br>[Master Plat]                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.   |
| Standard Plat Wording<br>[Final Plat]                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. |
| Legal Description<br>[Final Plat]   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.   |
| Storm Drainage Improvements Statement<br>[Final Plat]                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.  |



|   |                                     |                          |  |
|---|-------------------------------------|--------------------------|--|
| Dedication Language<br>[Final Plat]   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.  |
| Seal/Signature<br>[Final Plat]  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.  |
| Public Improvement Statement<br>[Final Plat]  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. |
| Plat Approval Signatures<br>[Final Plat]  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a space for signatures attesting approval of the plat.   |
| Compliance with Preliminary Plat<br>[Final Plat]  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the plat comply with all the special requirements developed in the preliminary plat review?   |
| Review Plans with Franchise Utility Companies<br>[Final Plat, Preliminary Plat & Master Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Review the proposed plans and plat with electric, gas, cable and phone companies.  |

### Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
  
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.  
Date: \_\_\_/\_\_\_/\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
  
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.  
Date: \_\_\_/\_\_\_/\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.  
Date: \_\_\_/\_\_\_/\_\_\_  
1<sup>st</sup> \_\_\_\_\_  
2<sup>nd</sup> \_\_\_\_\_  
Vote: \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent (\_\_\_\_\_).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel Map Check Report

\*Client:\* \*Prepared by:\*  
Client Preparer  
Client Company Your Company Name  
Address 1 123 Main Street

Date: 12/13/2019 10:14:59 AM

-----  
Parcel Name: 05211 Replat - 05211 Replat 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,064.050' East:2,597,406.875'

Segment# 1: Line

Course: N12° 09' 51.48"E      Length: 331.58'  
North: 7,008,388.185'      East: 2,597,476.745'

Segment# 2: Line

Course: S85° 36' 58.60"E      Length: 336.14'  
North: 7,008,362.492'      East: 2,597,811.901'

Segment# 3: Line

Course: S89° 37' 02.38"E      Length: 568.63'  
North: 7,008,358.694'      East: 2,598,380.519'

Segment# 4: Line

Course: S0° 49' 25.68"E      Length: 421.43'  
North: 7,007,937.308'      East: 2,598,386.578'

Segment# 5: Line

Course: S43° 37' 58.93"W      Length: 266.76'  
North: 7,007,744.234'      East: 2,598,202.503'

Segment# 6: Line

Course: N46° 33' 50.28"W      Length: 461.86'  
North: 7,008,061.783'      East: 2,597,867.127'

Segment# 7: Line

Course: N89° 43' 06.60"W      Length: 460.25'  
North: 7,008,064.044'      East: 2,597,406.883'

Perimeter: 2,846.65' Area: 380,411Sq.Ft.

Error Closure: 0.009 Course: S52° 09' 33.88"E

Error North : -0.0057 East: 0.0073

Precision 1: 316,294.44





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2019-050**  
**Project Name: Unknown Ranch Trail and 259 Ranch Trail**  
**Project Type: PLAT**  
**Applicant Name: BILL THOMAS**  
**Owner Name: JUSTIN WEBB**  
**Project Description:**





# RECEIPT

Project Number: P2019-050  
Job Address: 259 RANCH TRAIL  
ROCKWALL, TX 75032

Receipt Number: B87694

Printed: 12/18/2019 9:44 am

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
| PLATTING        | 01-4280        | \$480.00   |

---

**Total Fees Paid:**

**\$480.00**

Date Paid: 12/18/2019 12:00:00AM

Paid By: BILL THOMAS

Pay Method: CHECK 15003

Received By: AG





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-050

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |   |     |       |
|------------------|---|-----|-------|
| Address          | Unknown Ranch Trail and 259 Ranch Trail   |     |       |
| Subdivision      | Rainbo Acres Tract 22r & 23r              | Lot | Block |
| General Location | East side of Ranch Trail North of Horizon |     |       |

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

|                 |                         |                |              |                 |
|-----------------|-------------------------|----------------|--------------|-----------------|
| Current Zoning  | Commercial (C) District | Current Use    | vacant       |                 |
| Proposed Zoning | Commercial (C) District | Proposed Use   | Self Storage |                 |
| Acreage         | 8.733                   | Lots [Current] | 2            | Lots [Proposed] |
|                 |                         |                |              | 2               |

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

|   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> Owner | Horizon Road Self Storage, LLC (Tract 23) | <input checked="" type="checkbox"/> Applicant | Engineering Concepts & Design, LP |
| Contact Person                            | Justin Webb                               | Contact Person                                | Bill Thomas                       |
| Address                                   | 5763 S state Highway 205                  | Address                                       | 201 Windco Circle                 |
| City, State & Zip                         | Rockwall, TX 75032                        | City, State & Zip                             | Wylie, TX 75098                   |
| Phone                                     | 8889721979                                | Phone   | 9729418403                        |
| E-Mail                                    | justinw@alturahomes.com                   | E-Mail  | bill@ecdip.com                    |

## NOTARY VERIFICATION [REQUIRED]

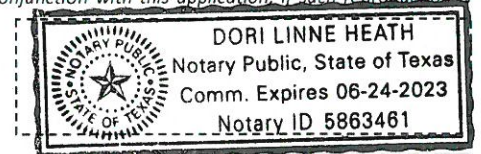
Before me, the undersigned authority, on this day personally appeared Justin Webb [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 20 19.

Owner's/Applicant's Signature [Signature]


Notary Public in and for the State of Texas [Signature]



My Commission Expires 06/24/2023



0 50 100 200 300 400 Feet

P2019-050 - LOTS 23 & 24 OF RAINBO ACRES ADDITION  
REPLAT - LOCATION MAP = 



## City of Rockwall

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

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





Parcel Map Check Report

\*Client:\* \*Prepared by:\*

ClientPreparer

Client Company Your Company Name

Address 1 123 Main Street

Date: 12/13/2019 10:14:59 AM

-----  
Parcel Name: 05211 Replat - 05211 Replat 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,064.050' East:2,597,406.875'

Segment# 1: Line

Course: N12° 09' 51.48"E Length: 331.58'

North: 7,008,388.185' East: 2,597,476.745'

Segment# 2: Line

Course: S85° 36' 58.60"E Length: 336.14'

North: 7,008,362.492' East: 2,597,811.901'

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Course: S89° 37' 02.38"E Length: 568.63'

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Segment# 4: Line

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North: 7,008,061.783' East: 2,597,867.127'

Segment# 7: Line

Course: N89° 43' 06.60"W Length: 460.25'

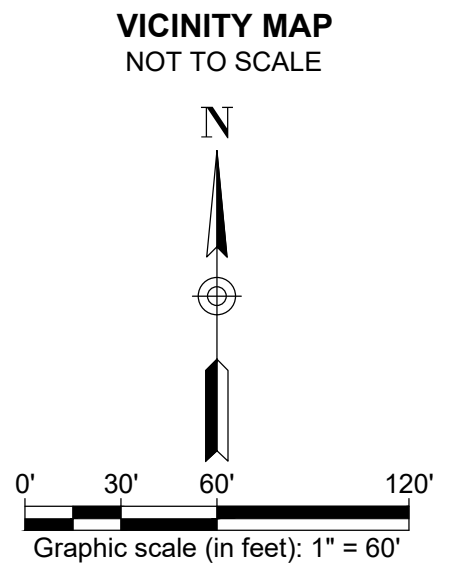
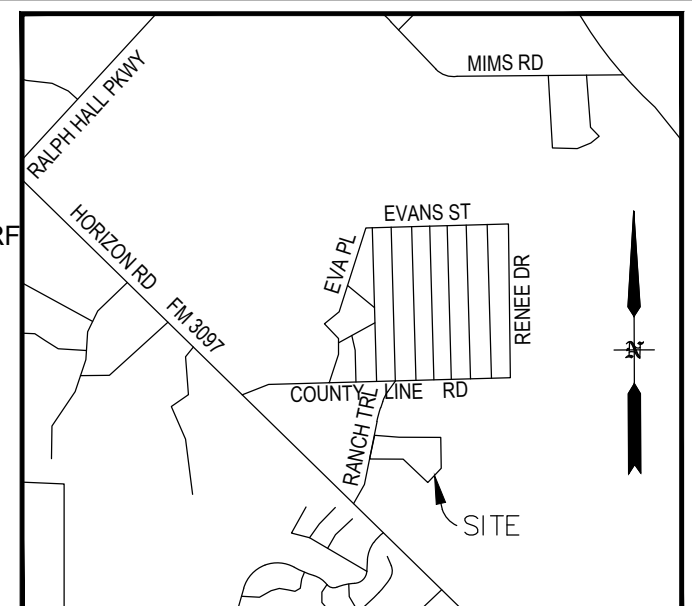
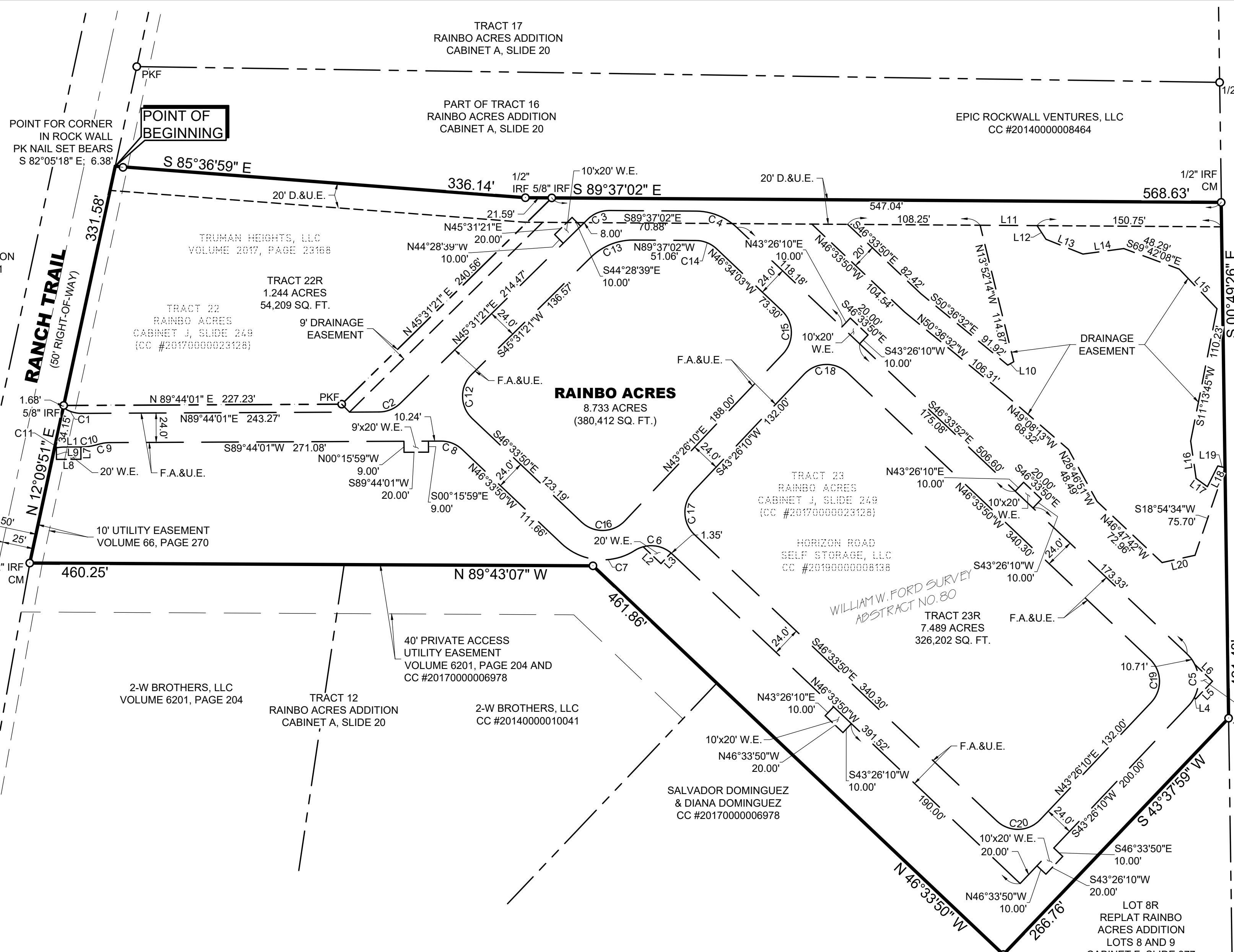
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Perimeter: 2,846.65' Area: 380,411Sq.Ft.

Error Closure: 0.009 Course: S52° 09' 33.88"E

Error North : -0.0057 East: 0.0073

Precision 1: 316,294.44



**GENERAL NOTES:**

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
4. 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.
5. Property owner(s) shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easement on site.

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION                                      |
|--------------|---|
| IRS          | Iron rod set                                    |
| IRF          | Iron rod found                                  |
| PKF          | PK nail found                                   |
| CM           | Controlling monument                            |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas |
| D.&U.E.      | Drainage and utility easement                   |
| W.E.         | Water easement                                  |
| F.A.&U.E.    | Firelane, access & utility easement             |

**OWNER/DEVELOPER**  
 Horizon Road Self Storage, LLC  
 5763 S State Highway 205  
 Suite 100  
 Rockwall, Texas 75032  
 (888) 972-1979

**OWNER/DEVELOPER**  
 Truman Heights, LLC  
 259 Ranch Trail  
 Rockwall, Texas 75032  
 (972) 722-2408

**LAND SURVEYOR**  
 R. C. Myers Surveying, LLC  
 488 Arroyo Court  
 Sunnyvale, Texas 75182  
 (214) 532-0636  
 EMAIL: rcmysurveying@gmail.com  
 Firm No. 10192300

FINAL REPLAT  
**RAINBO ACRES**  
 TRACTS 22R & 23R  
 BEING A REPLAT OF RAINBO ACRES  
 TRACT 22 & TRACT 23  
 CABINET J, SLIDE 249 (CC #20170000023128)  
 8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,  
 ABSTRACT NO. 80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 DATE OF PREPARATION: 11/6/19 SHEET 1 OF 2

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS We, Truman Heights, LLC and R. D. Moorman, Inc., are the sole owners of a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2" iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 20170000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2-W Brothers LLC, recorded in Volume 6201, Page 204 (DRRCT), a distance of 460.25 feet to a 1/2" iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2-W Brothers tracts, said point also being in the east right-of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right-of-way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 20140000008464, (DRRCT), from which a 60D nail set for reference bears S 82 degrees 05 minutes 18 seconds E, a distance of 6.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2" iron rod found at an angle point in said common line, near the end of said rock wall;

THENCE S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2" iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2" iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, a distance of 266.76 feet to the POINT OF BEGINNING and containing 8.733 acres or 380,411 square feet of land.

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 RAINBO ACRES 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 RAINBO ACRES 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 \_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 \_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Given under my seal of office this the \_\_\_ day of \_\_\_, 2019.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Released 11-13-2019

Robert C. Myers
Registered Professional Land Surveyor
State of Texas No. 3963

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

Given under my hand and seal of office this the \_\_\_ day of \_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires:

**RECOMMENDED FOR FINAL APPROVAL**

Planning & Zoning Commission, Chairman

Date

**APPROVED:**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 20 rows of survey data.

Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Contains 20 rows of curve data.

FINAL REPLAT
RAINBO ACRES
TRACTS 22R & 23R
BEING A REPLAT OF RAINBO ACRES
TRACT 22 & TRACT 23
CABINET J, SLIDE 249 (CC #20170000023128)
8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: 11/6/19 SHEET 2 OF 2

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM


OWNER/DEVELOPER
Horizon Road Self Storage, LLC
5763 S State Highway 205
Suite 100
Rockwall, Texas 75032
(888) 972-1979

OWNER/DEVELOPER
Truman Heights, LLC
259 Ranch Trail
Rockwall, Texas 75032
(972) 722-2408

LAND SURVEYOR
R. C. Myers Surveying, LLC
488 Arroyo Court
Sunnyvale, Texas 75182
(214) 532-0636
EMAIL: rcmsurveying@gmail.com
Firm No. 10192300



0 50 100 200 300 400 Feet

P2019-050 - LOTS 23 & 24 OF RAINBO ACRES ADDITION  
REPLAT - LOCATION MAP = 



## City of Rockwall

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

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-050

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

|                  |   |     |       |
|------------------|---|-----|-------|
| Address          | Unknown Ranch Trail and 259 Ranch Trail   |     |       |
| Subdivision      | Rainbo Acres Tract 22r & 23r              | Lot | Block |
| General Location | East side of Ranch Trail North of Horizon |     |       |

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

|                 |                         |                |              |                 |
|-----------------|-------------------------|----------------|--------------|-----------------|
| Current Zoning  | Commercial (C) District | Current Use    | vacant       |                 |
| Proposed Zoning | Commercial (C) District | Proposed Use   | Self Storage |                 |
| Acreage         | 8.733                   | Lots [Current] | 2            | Lots [Proposed] |
|                 |                         |                |              | 2               |

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

|   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> Owner | Horizon Road Self Storage, LLC (Tract 23) | <input checked="" type="checkbox"/> Applicant | Engineering Concepts & Design, LP |
| Contact Person                            | Justin Webb                               | Contact Person                                | Bill Thomas                       |
| Address                                   | 5763 S state Highway 205                  | Address                                       | 201 Windco Circle                 |
| City, State & Zip                         | Rockwall, TX 75032                        | City, State & Zip                             | Wylie, TX 75098                   |
| Phone                                     | 8889721979                                | Phone   | 9729418403                        |
| E-Mail                                    | justinw@alturahomes.com                   | E-Mail  | bill@ecdip.com                    |

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Justin Webb [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

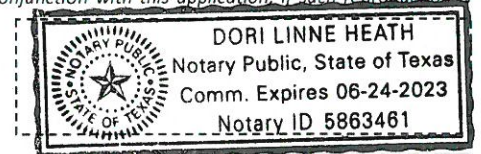
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Justin Webb  
[Signature]  
Dori L. Heath



My Commission Expires 06/24/2023



Parcel Map Check Report

\*Client:\* \*Prepared by:\*

ClientPreparer

Client Company Your Company Name

Address 1 123 Main Street

Date: 12/13/2019 10:14:59 AM

-----  
Parcel Name: 05211 Replat - 05211 Replat 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,064.050' East:2,597,406.875'

Segment# 1: Line

Course: N12° 09' 51.48"E Length: 331.58'

North: 7,008,388.185' East: 2,597,476.745'

Segment# 2: Line

Course: S85° 36' 58.60"E Length: 336.14'

North: 7,008,362.492' East: 2,597,811.901'

Segment# 3: Line

Course: S89° 37' 02.38"E Length: 568.63'

North: 7,008,358.694' East: 2,598,380.519'

Segment# 4: Line

Course: S0° 49' 25.68"E Length: 421.43'

North: 7,007,937.308' East: 2,598,386.578'

Segment# 5: Line

Course: S43° 37' 58.93"W Length: 266.76'

North: 7,007,744.234' East: 2,598,202.503'

Segment# 6: Line

Course: N46° 33' 50.28"W Length: 461.86'

North: 7,008,061.783' East: 2,597,867.127'

Segment# 7: Line

Course: N89° 43' 06.60"W Length: 460.25'

North: 7,008,064.044' East: 2,597,406.883'

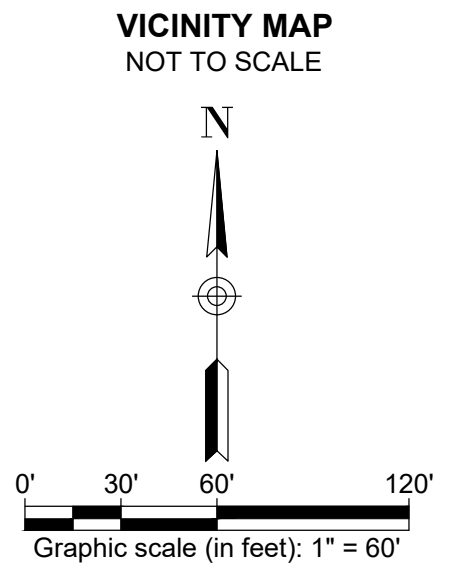
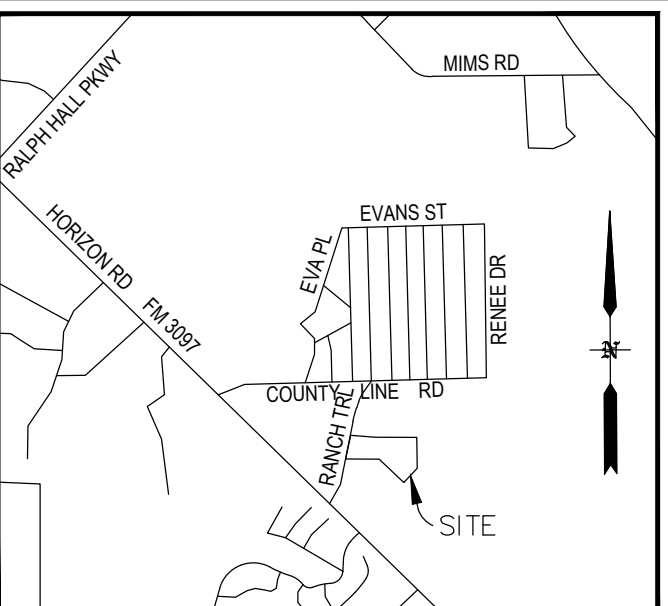
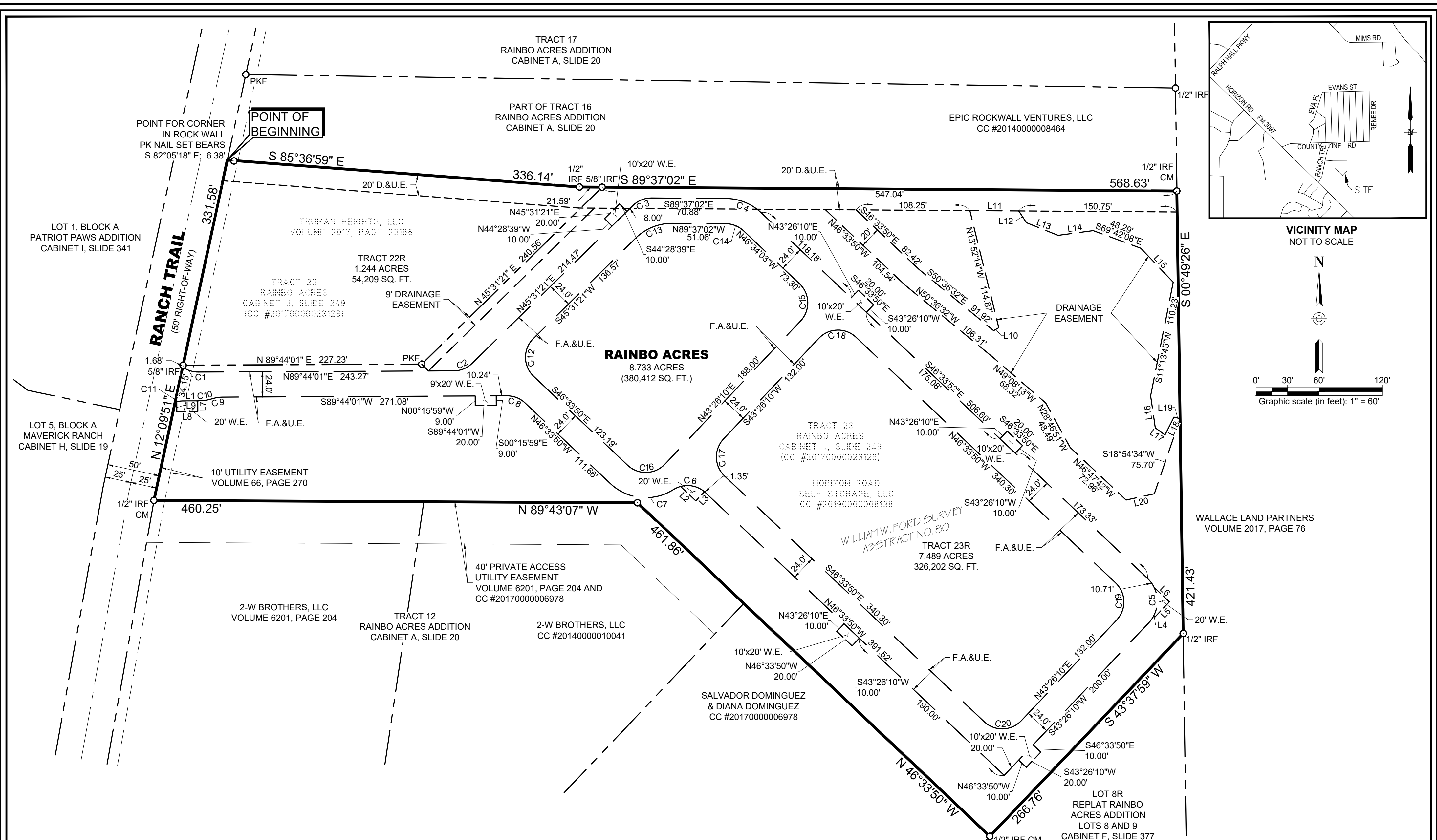
Perimeter: 2,846.65' Area: 380,411Sq.Ft.

Error Closure: 0.009 Course: S52° 09' 33.88"E

Error North : -0.0057 East: 0.0073

Precision 1: 316,294.44





**GENERAL NOTES:**

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
4. 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.
5. Property owner(s) shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easement on site.

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION                                      |
|--------------|---|
| IRS          | Iron rod set                                    |
| IRF          | Iron rod found                                  |
| PKF          | PK nail found                                   |
| CM           | Controlling monument                            |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas |
| D.&U.E.      | Drainage and utility easement                   |
| W.E.         | Water easement                                  |
| F.A.&U.E.    | Firelane, access & utility easement             |

**OWNER/DEVELOPER**  
 Horizon Road Self Storage, LLC  
 5763 S State Highway 205  
 Suite 100  
 Rockwall, Texas 75032  
 (888) 972-1979

**OWNER/DEVELOPER**  
 Truman Heights, LLC  
 259 Ranch Trail  
 Rockwall, Texas 75032  
 (972) 722-2408

**LAND SURVEYOR**  
 R. C. Myers Surveying, LLC  
 488 Arroyo Court  
 Sunnyvale, Texas 75182  
 (214) 532-0636  
 EMAIL: rcmysurveying@gmail.com  
 Firm No. 10192300

FINAL REPLAT  
**RAINBO ACRES**  
 TRACTS 22R & 23R  
 BEING A REPLAT OF RAINBO ACRES  
 TRACT 22 & TRACT 23  
 CABINET J, SLIDE 249 (CC #20170000023128)  
 8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,  
 ABSTRACT NO. 80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 DATE OF PREPARATION: 11/6/19 SHEET 1 OF 2

ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS We, Truman Heights, LLC and R. D. Moorman, Inc., are the sole owners of a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2" iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 20170000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2-W Brothers LLC, recorded in Volume 6201, Page 204 (DRRCT), a distance of 460.25 feet to a 1/2" iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2-W Brothers tracts, said point also being in the east right-of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right-of-way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 20140000008464, (DRRCT), from which a 60D nail set for reference bears S 82 degrees 05 minutes 18 seconds E, a distance of 6.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2" iron rod found at an angle point in said common line, near the end of said rock wall;

THENCE S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2" iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2" iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, a distance of 266.76 feet to the POINT OF BEGINNING and containing 8.733 acres or 380,411 square feet of land.

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 RAINBO ACRES 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 RAINBO ACRES 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 \_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 \_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Given under my seal of office this the \_\_\_ day of \_\_\_, 2019.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Released 11-13-2019

Robert C. Myers
Registered Professional Land Surveyor
State of Texas No. 3963

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

Given under my hand and seal of office this the \_\_\_ day of \_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires:

**RECOMMENDED FOR FINAL APPROVAL**

Planning & Zoning Commission, Chairman

Date

**APPROVED:**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 20 rows of survey data.

Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Contains 20 rows of curve data.

FINAL REPLAT
RAINBO ACRES
TRACTS 22R & 23R
BEING A REPLAT OF RAINBO ACRES
TRACT 22 & TRACT 23
CABINET J, SLIDE 249 (CC #20170000023128)
8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: 11/6/19 SHEET 2 OF 2

ENGINEERING CONCEPTS & DESIGN, L.P.
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972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER/DEVELOPER
Horizon Road Self Storage, LLC
5763 S State Highway 205
Suite 100
Rockwall, Texas 75032
(888) 972-1979

OWNER/DEVELOPER
Truman Heights, LLC
259 Ranch Trail
Rockwall, Texas 75032
(972) 722-2408

LAND SURVEYOR
R. C. Myers Surveying, LLC
488 Arroyo Court
Sunnyvale, Texas 75182
(214) 532-0636
EMAIL: rcmsurveying@gmail.com
Firm No. 10192300