



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-064 P&Z DATE 12/28/21 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-069

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 **4000 N. Goliad Street, Rockwall, TX 75087**

SUBDIVISION **PS Rockwall County**

LOT **1** BLOCK **A**

GENERAL LOCATION **East of N. Goliad Street and North of Shennedoah Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **N/A**

CURRENT USE **Residential**

PROPOSED ZONING **N/A**

PROPOSED USE **Self-Storage**

ACREAGE **2.1**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **PS LPT Properties Investors**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jarrold Yates**

CONTACT PERSON **Trey Braswell**

ADDRESS **701 Western Ave**

ADDRESS **100 W. Oak Street, Suite 203**

CITY, STATE & ZIP **Glendale, CA 91201**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE _____

PHONE **940.536.0175**

E-MAIL **jyates@publicstorage.com**

E-MAIL **trey.braswell@kimley-horn.com**

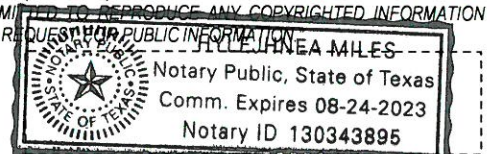
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [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 \$ **231.23** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF December, 2021. 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 15th DAY OF Dec, 2021.

OWNER'S SIGNATURE

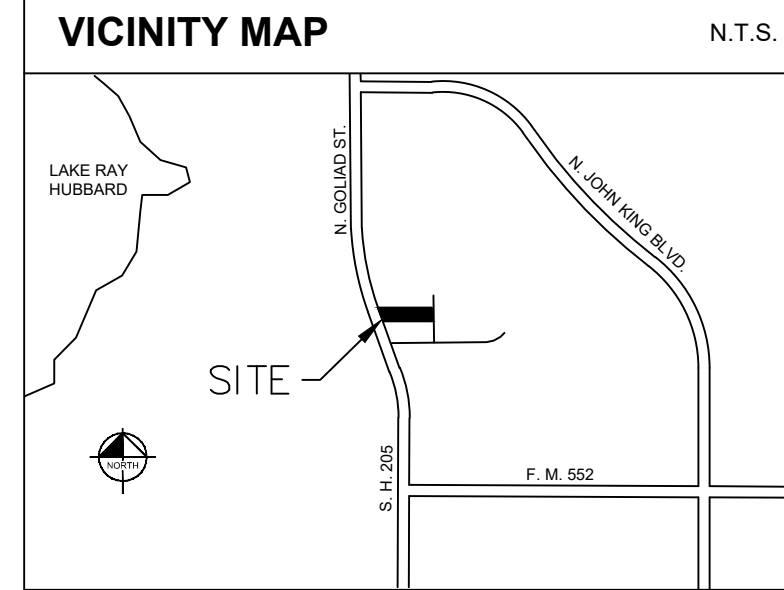


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Hylehnea Miles

MY COMMISSION EXPIRES 8/24/2023

UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS



R.C.A.D. #86669
LOT 1, BLOCK 1
VALK ROCKWALL ADDITION
INST. NO. 2014000003303
O.P.R.R.C.T.

24' FIRELANE EASEMENT
INST. NO. 2014000003303

15' WATER LINE EASEMENT
INST. NO. 2014000003303

DETENTION DRAINAGE EASEMENT
INST. NO. 2014000003303

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

CITY OF ROCKWALL CITY LIMITS
UNINCORPORATED ROCKWALL COUNTY

20' EASEMENT TO
FARMERS ELECTRIC
COOPERATIVE, INC.
VOL. 2268, PG. 41

CALLLED 2.081 ACRES
PS LPT PROPERTIES INVESTORS
INST. NO. 20210000031763
O.P.R.R.C.T.
R.C.A.D. #12322

LOT 1, BLOCK A
2.0821 ACRES
90,698 SQ. FT.

26' FIRELANE EASEMENT
(BY THIS PLAT)

26' FIRELANE EASEMENT
(BY THIS PLAT)

DRAINAGE DETENTION
EASEMENT
(BY THIS PLAT)

R.C.A.D. #12305
CALLED 69.22 ACRES
SHENNENDOAH REAL
ESTATE PARTNERS, L.P.
VOL. 3351, PG. 114
O.P.R.R.C.T.

R.C.A.D. #12996
CALLED 2.38 ACRES
GEORGE R. WEATHERFORD
VOL. 4280, PG. 255
O.P.R.R.C.T.

N. GOLIAD STREET (STATE HIGHWAY 205)
(100' WIDE PUBLIC RIGHT OF WAY)

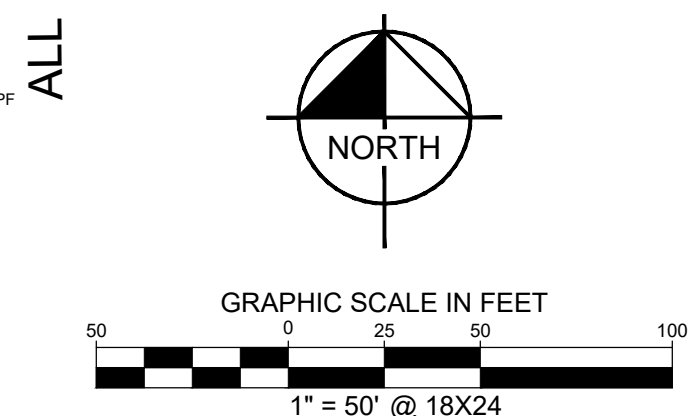
P.O.B.
5/8" IPF

EASEMENT TO MT. ZION WATER SUPPLY
VOL. 131, PG. 761
UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS

**JOSEPH STRICKLAND SURVEY
ABSTRACT NO. 187**

R.C.A.D. #12320
CALLED 2.672 ACRES
DANIEL W. STRONG AND WIFE,
ELIZABETH KAY STRONG
VOL. 1823, PG. 224
O.P.R.R.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'



SHENNENDOAH LANE

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	12/16/2021	069319643	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 2021.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____ 20__.

Notary Public in and for the State of Texas

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 ____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

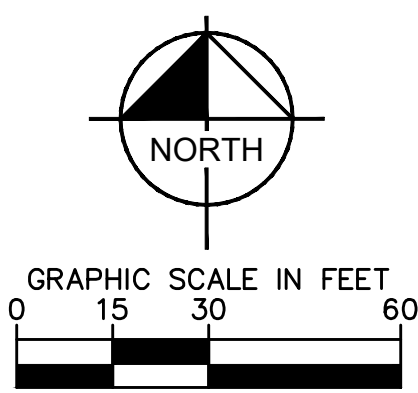
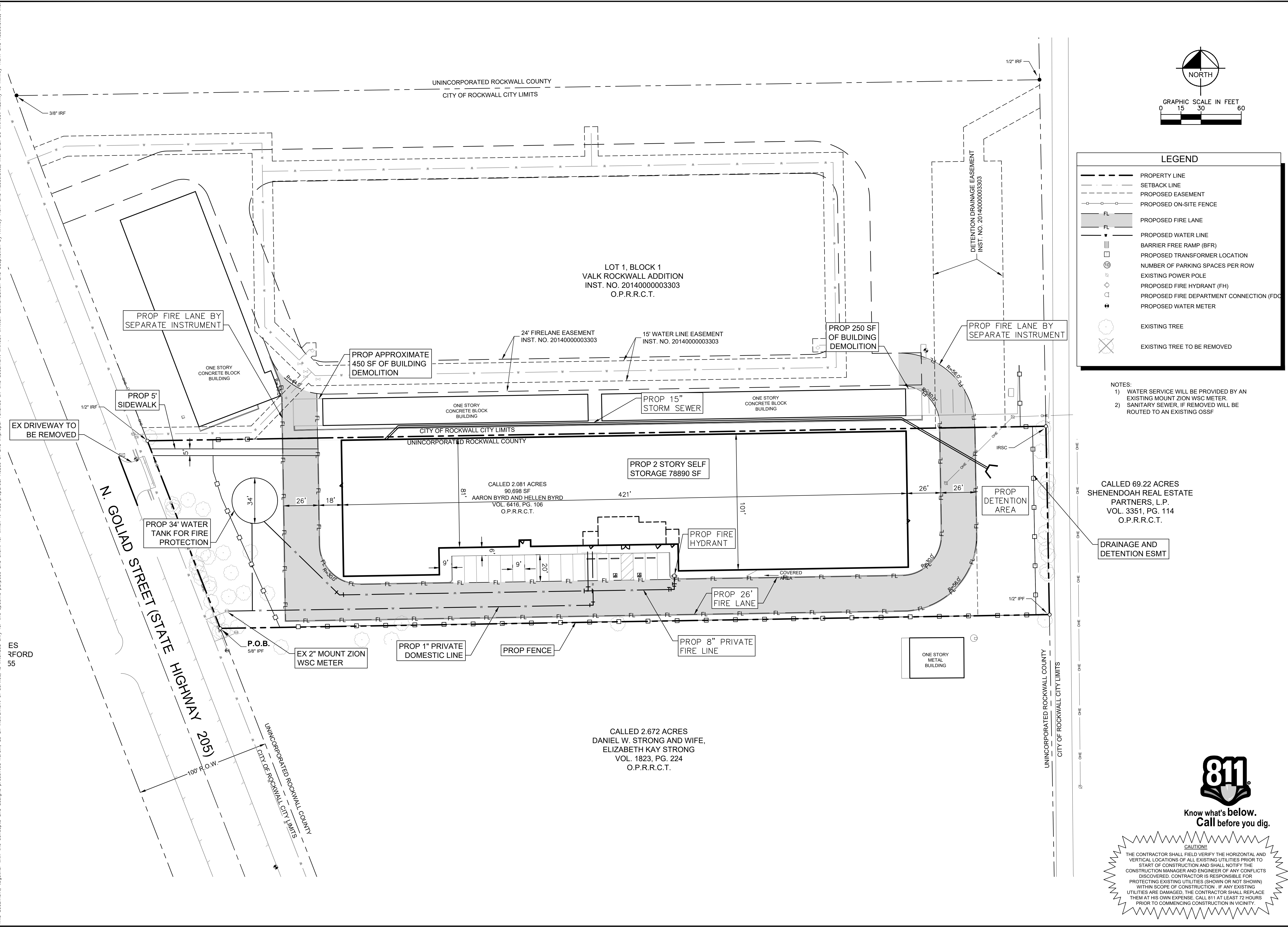
PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 12/16/2021 069319643 2 OF 2

Plotted By: Hill, Donal Date: December 16, 2021 09:52:26am File Path: K:\DNT\Civil\069319643 - PS Rockwall\CAD\PlanSheets\Preliminary Engineering Package\Preliminary Engineering Drawing.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED ON-SITE FENCE
	PROPOSED FIRE LANE
	PROPOSED WATER LINE
	BARRIER FREE RAMP (BFR)
	PROPOSED TRANSFORMER LOCATION
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED WATER METER
	EXISTING TREE
	EXISTING TREE TO BE REMOVED

- NOTES:
- 1) WATER SERVICE WILL BE PROVIDED BY AN EXISTING MOUNT ZION WSC METER.
 - 2) SANITARY SEWER, IF REMOVED WILL BE ROUTED TO AN EXISTING OSSF

<p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST OAK STREET, SUITE 203, DENTON, TX 76201 PHONE: 940-387-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE			
NO.	REVISIONS	DATE					
<p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>Engineer: ROY BRASWELL P.E. No. 33499, State: TEXAS, Exp. Date: 12/17/2021</p>							
<p>SCALE AS SHOWN</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>DRH</td> </tr> <tr> <td>DRAWN BY</td> <td>DRH</td> </tr> <tr> <td>CHECKED BY</td> <td>TBB</td> </tr> </table>	DESIGNED BY	DRH	DRAWN BY	DRH	CHECKED BY	TBB	<p>PRELIMINARY ENGINEERING PLAN</p>
DESIGNED BY	DRH						
DRAWN BY	DRH						
CHECKED BY	TBB						
<p>PS ROCKWALL COUNTY, TEXAS</p>							
<p>Know what's below. Call before you dig.</p>							
<p>CAUTION!! THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.</p>							
<table border="1"> <tr> <td>DATE</td> <td>12/17/2021</td> </tr> <tr> <td>PROJECT NO.</td> <td>69319643</td> </tr> <tr> <td>SHEET NUMBER</td> <td>1 OF 1</td> </tr> </table>		DATE	12/17/2021	PROJECT NO.	69319643	SHEET NUMBER	1 OF 1
DATE	12/17/2021						
PROJECT NO.	69319643						
SHEET NUMBER	1 OF 1						

ES
RFORD
55

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 12/16/2021 12:00:50 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 1, BLOCK A**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,377.6687'

East: 2,592,709.9814'

Segment# 1: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6363'

East: 2,592,655.5470'

Segment# 2: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4700'

East: 2,593,326.1395'

Segment# 3: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9937'

East: 2,593,328.7223'

Segment# 4: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6706'

East: 2,592,709.9785'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

Course: N56°19'26"W

Error North : 0.00194

East: -0.00291

Precision 1: 451,482.86



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-069

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 **4000 N. Goliad Street, Rockwall, TX 75087**

SUBDIVISION **PS Rockwall County**

LOT **1** BLOCK **A**

GENERAL LOCATION **East of N. Goliad Street and North of Shennedoah Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **N/A**

CURRENT USE **Residential**

PROPOSED ZONING **N/A**

PROPOSED USE **Self-Storage**

ACREAGE **2.1**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **PS LPT Properties Investors**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jarrold Yates**

CONTACT PERSON **Trey Braswell**

ADDRESS **701 Western Ave**

ADDRESS **100 W. Oak Street, Suite 203**

CITY, STATE & ZIP **Glendale, CA 91201**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE _____

PHONE **940.536.0175**

E-MAIL **jyates@publicstorage.com**

E-MAIL **trey.braswell@kimley-horn.com**

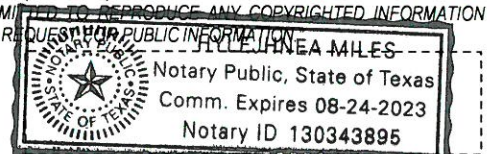
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [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 \$ **231.23** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF December, 2021. 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 15th DAY OF Dec, 2021.

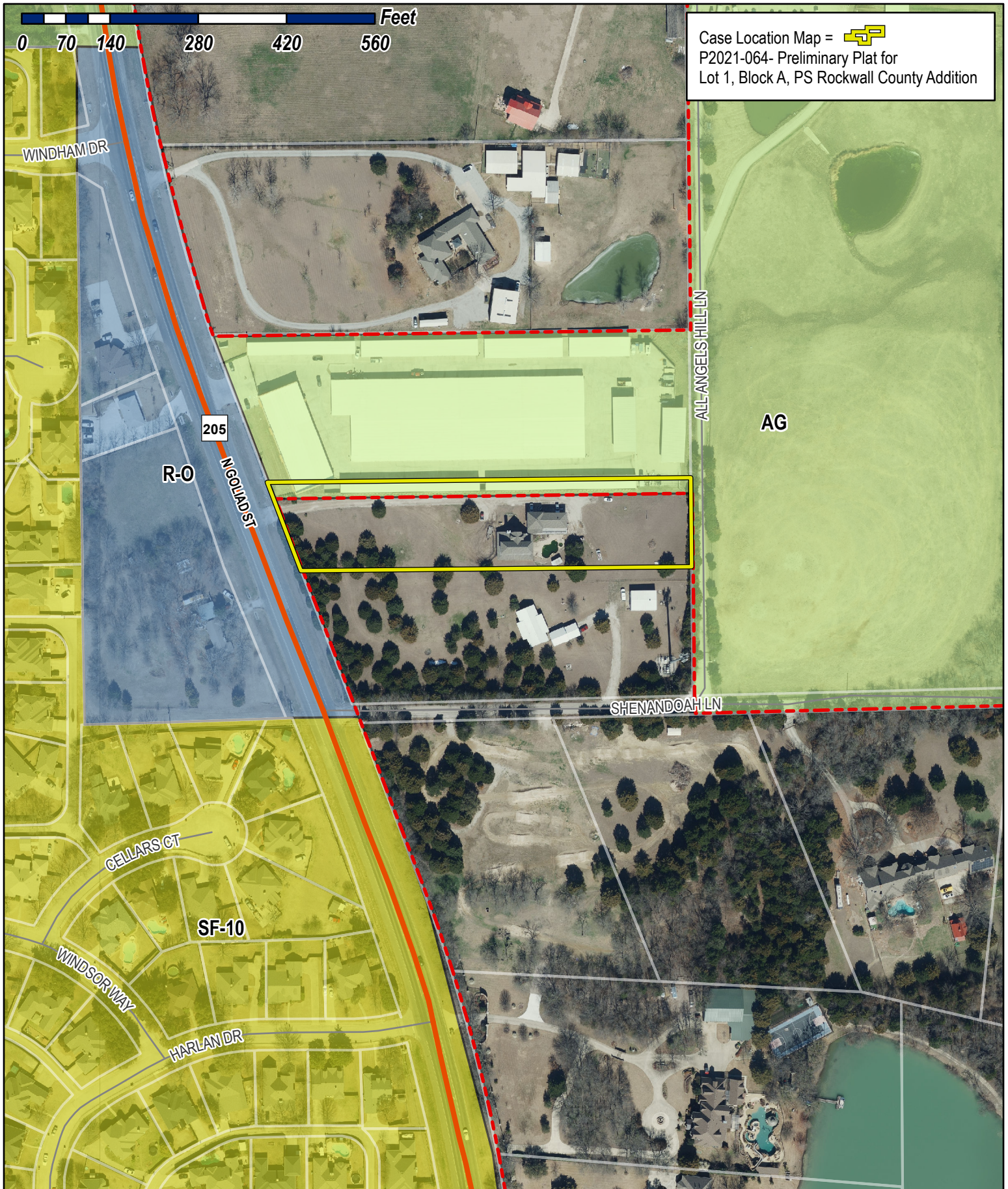
OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Hylehnea Miles

MY COMMISSION EXPIRES 8/24/2023



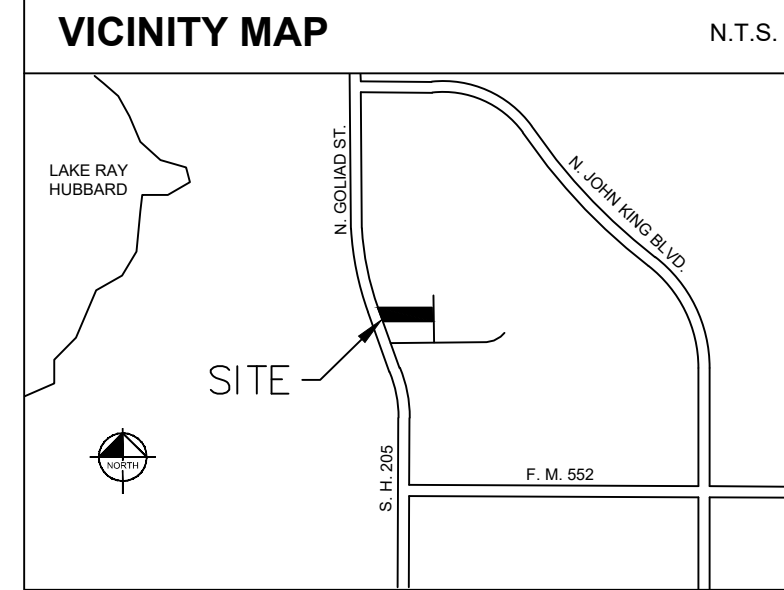
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS



R.C.A.D. #86669
LOT 1, BLOCK 1
VALK ROCKWALL ADDITION
INST. NO. 2014000003303
O.P.R.R.C.T.

24' FIRELANE EASEMENT
INST. NO. 2014000003303

15' WATER LINE EASEMENT
INST. NO. 2014000003303

DETENTION DRAINAGE EASEMENT
INST. NO. 2014000003303

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

CITY OF ROCKWALL CITY LIMITS
UNINCORPORATED ROCKWALL COUNTY

20' EASEMENT TO
FARMERS ELECTRIC
COOPERATIVE, INC.
VOL. 2268, PG. 41

CALLLED 2.081 ACRES
PS LPT PROPERTIES INVESTORS
INST. NO. 20210000031763
O.P.R.R.C.T.
R.C.A.D. #12322

LOT 1, BLOCK A
2.0821 ACRES
90,698 SQ. FT.

26' FIRELANE EASEMENT
(BY THIS PLAT)

26' FIRELANE EASEMENT
(BY THIS PLAT)

DRAINAGE DETENTION
EASEMENT
(BY THIS PLAT)

R.C.A.D. #12305
CALLED 69.22 ACRES
SHENNENDOAH REAL
ESTATE PARTNERS, L.P.
VOL. 3351, PG. 114
O.P.R.R.C.T.

R.C.A.D. #12996
CALLED 2.38 ACRES
GEORGE R. WEATHERFORD
VOL. 4280, PG. 255
O.P.R.R.C.T.

N. GOLIAD STREET (STATE HIGHWAY 205)
(100' WIDE PUBLIC RIGHT OF WAY)

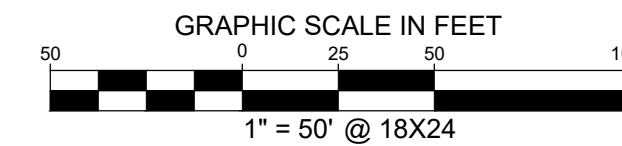
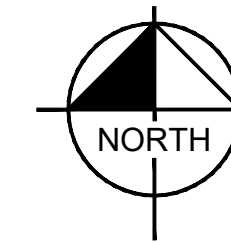
P.O.B.
5/8" IPF

EASEMENT TO MT. ZION WATER SUPPLY
VOL. 131, PG. 761
UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS

**JOSEPH STRICKLAND SURVEY
ABSTRACT NO. 187**

R.C.A.D. #12320
CALLED 2.672 ACRES
DANIEL W. STRONG AND WIFE,
ELIZABETH KAY STRONG
VOL. 1823, PG. 224
O.P.R.R.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'



SHENNENDOAH LANE

ALL ANGELS HILL ROAD
(A PRIVATE ACCESS DRIVE)
(NO PUBLISHED WIDTH)

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	12/16/2021	069319643	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 2021.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____ 20__.

Notary Public in and for the State of Texas

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 ____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

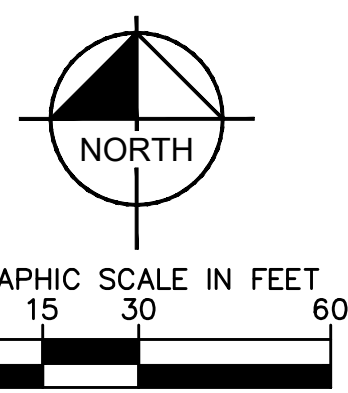
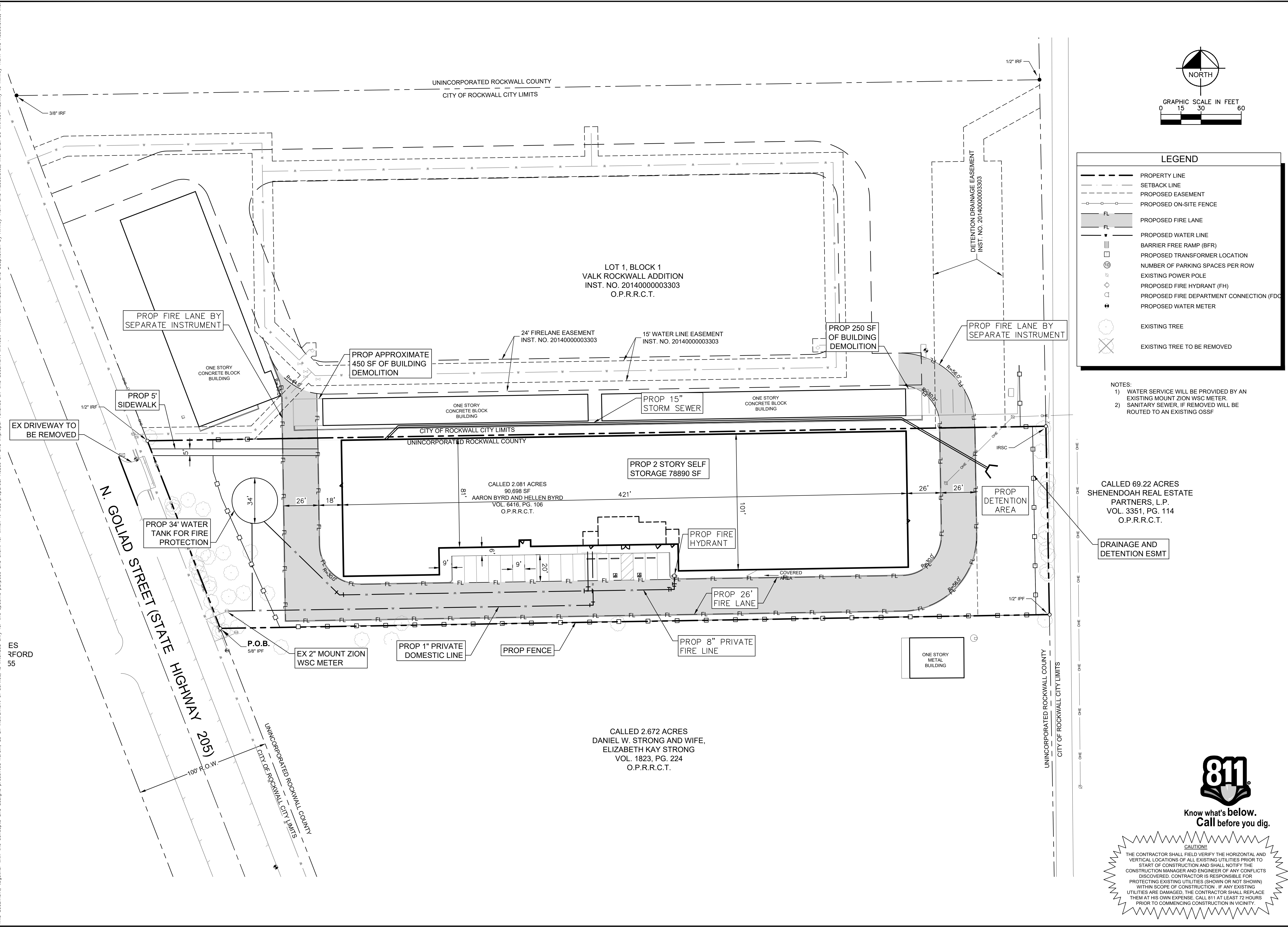
PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 12/16/2021 069319643 2 OF 2

Plotted By: Hill, Donal Date: December 16, 2021 09:52:26am File Path: K:\DNT\Civil\069319643 - PS Rockwall\CAD\PlanSheets\Preliminary Engineering Package\Preliminary Engineering Drawing.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- - - PROPOSED EASEMENT
- - - PROPOSED ON-SITE FENCE
- FL PROPOSED FIRE LANE
- PROPOSED WATER LINE
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED

- NOTES:**
- 1) WATER SERVICE WILL BE PROVIDED BY AN EXISTING MOUNT ZION WSC METER.
 - 2) SANITARY SEWER, IF REMOVED WILL BE ROUTED TO AN EXISTING OSSF

<p>Kimley»Horn</p> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST OAK STREET, SUITE 203, DENTON, TX 76201 PHONE: 940-387-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>Kimley»Horn</p> <p>Engineer: ROY BRASWELL P.E. No. 33499 Date: 12/17/2021</p>
<p>SCALE AS SHOWN</p> <p>DESIGNED BY CRH</p> <p>DRAWN BY DRH</p> <p>CHECKED BY TBB</p>	<p>DATE 12/17/2021</p> <p>PROJECT NO. 69319643</p> <p>SHEET NUMBER 1 OF 1</p>
<p>PRELIMINARY ENGINEERING PLAN</p>	
<p>PS ROCKWALL COUNTY, TEXAS</p>	



CAUTION!!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

ES
 RFORD
 55

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 12/16/2021 12:00:50 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 1, BLOCK A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,043,377.6687'

East:2,592,709.9814'

Segment# 1: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6363'

East: 2,592,655.5470'

Segment# 2: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4700'

East: 2,593,326.1395'

Segment# 3: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9937'

East: 2,593,328.7223'

Segment# 4: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6706'

East: 2,592,709.9785'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

Course: N56°19'26"W

Error North : 0.00194

East: -0.00291

Precision 1: 451,482.86

PROJECT COMMENTS



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

DATE: 12/21/2021

PROJECT NUMBER: P2021-064
PROJECT NAME: Lot 1, Block A, PS Rockwall County Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates PS LPT Properties Investors for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-064) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC)

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.6 Label the building setback where adjacent to a street according to Rockwall County standards. (Exhibit 'A', ILA)

M.7 Label the fire lane as "Fire lane, public access, and utility easement."

I.8 With the Final Plat a notary for the surveyor will not be necessary. Also, at Final Plat the Rockwall County Judge Signature will be required.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by January 4, 2022, and provide any additional information that is requested. Once all revisions have been completed, please provide two (2) large copies and one PDF version for a subsequent/final review by staff.

I.10 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on December 28, 2021
- 2) Planning & Zoning Regular meeting will be held on January 11, 2022
- 3) City Council meeting will be held on January 18, 2022

I.11 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Planning and Zoning Commission or the City Council may have regarding your request. All meetings will be held in person in the City's Council Chambers, and will begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along all street frontage.
- Need off-site easements

Drainage Items:

- Detention is required. Manning's C-value is by zoning.
- No vertical walls are allowed in detention easements.

Detention outflow to sheet flow at the property line.

Water and Wastewater Items:

- Must loop the 8" min water line on site. Only one use allowed off a dead end line.
- Pursue opting out of the Mt. Zion water district.
- Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
- Sewer is not closely available. A septic system will need to be permitted through Rockwall County. If you choose to use the existing system, I need a letter stating that it will have proper capacity.

Roadway Paving Items:

- 10-ft ROW dedication along SH 205
- TXDOT permit required for driveway on SH 205.
- Parking to be 20'x9' .
- All paving to be reinforced concrete
- No dead-end parking allowed without City approved turnaround
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved w/ Comments

12/20/2021: Fire protection to be reviewed by Rockwall County.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved

No Comments



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 **4000 N. Goliad Street, Rockwall, TX 75087**

SUBDIVISION **PS Rockwall County**

LOT **1** BLOCK **A**

GENERAL LOCATION **East of N. Goliad Street and North of Shennedoah Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **N/A**

CURRENT USE **Residential**

PROPOSED ZONING **N/A**

PROPOSED USE **Self-Storage**

ACREAGE **2.1**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **PS LPT Properties Investors**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jarrold Yates**

CONTACT PERSON **Trey Braswell**

ADDRESS **701 Western Ave**

ADDRESS **100 W. Oak Street, Suite 203**

CITY, STATE & ZIP **Glendale, CA 91201**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE _____

PHONE **940.536.0175**

E-MAIL **jyates@publicstorage.com**

E-MAIL **trey.braswell@kimley-horn.com**

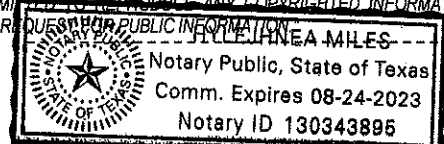
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [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 \$ 231.23 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF December, 2021 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 15th DAY OF Dec, 2021.

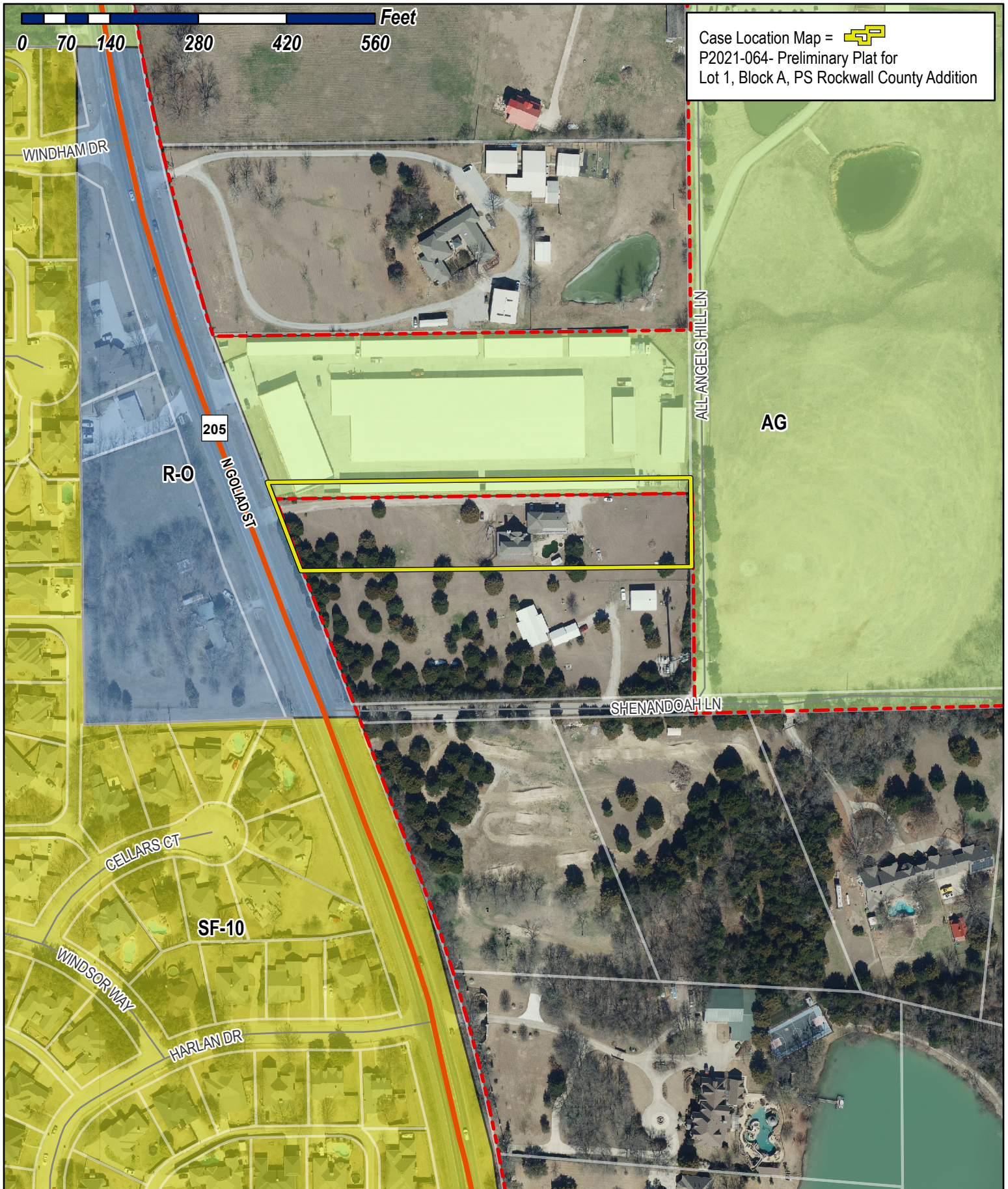
OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Hylehrea Miles

MY COMMISSION EXPIRES 8/24/2023



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 12/16/2021 12:00:50 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 1, BLOCK A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,377.6687'

East: 2,592,709.9814'

Segment# 1: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6363'

East: 2,592,655.5470'

Segment# 2: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4700'

East: 2,593,326.1395'

Segment# 3: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9937'

East: 2,593,328.7223'

Segment# 4: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6706'

East: 2,592,709.9785'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

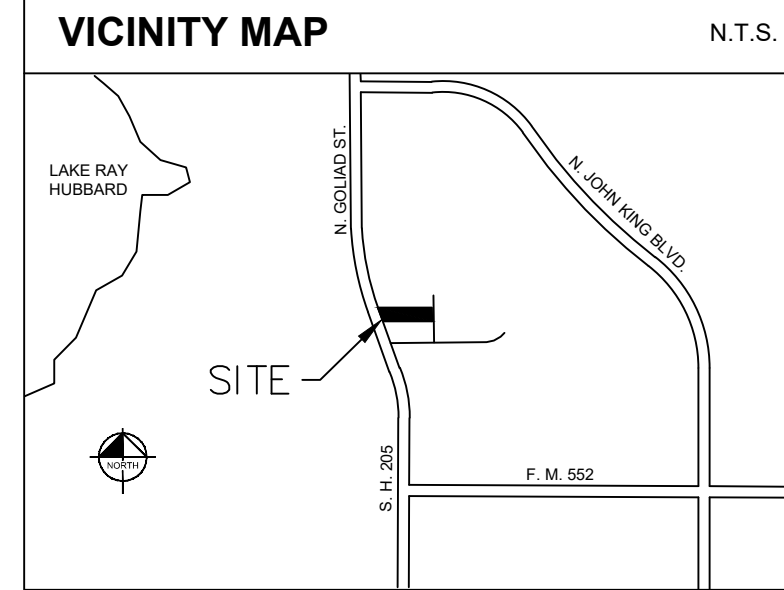
Course: N56°19'26"W

Error North : 0.00194

East: -0.00291

Precision 1: 451,482.86

UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS



R.C.A.D. #86669
LOT 1, BLOCK 1
VALK ROCKWALL ADDITION
INST. NO. 2014000003303
O.P.R.R.C.T.

24' FIRELANE EASEMENT
INST. NO. 2014000003303

15' WATER LINE EASEMENT
INST. NO. 2014000003303

DETENTION DRAINAGE EASEMENT
INST. NO. 2014000003303

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

FIRELANE EASEMENT
BY SEPARATE INSTRUMENT

20' EASEMENT TO
FARMERS ELECTRIC
COOPERATIVE, INC.
VOL. 2268, PG. 41

R.C.A.D. #12996
CALLED 2.38 ACRES
GEORGE R. WEATHERFORD
VOL. 4280, PG. 255
O.P.R.R.C.T.

N. GOLIAD STREET (STATE HIGHWAY 205)
(100' WIDE PUBLIC RIGHT OF WAY)

20' EASEMENT TO
FARMERS ELECTRIC
COOPERATIVE, INC.
VOL. 2268, PG. 41

26' FIRELANE EASEMENT
(BY THIS PLAT)

CALLLED 2.081 ACRES
PS LPT PROPERTIES INVESTORS
INST. NO. 20210000031763
O.P.R.R.C.T.
R.C.A.D. #12322

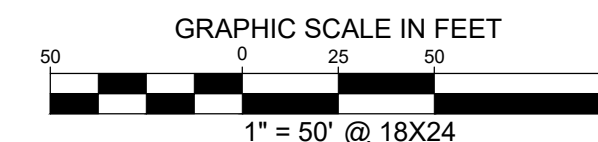
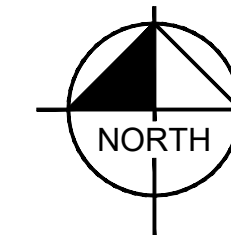
LOT 1, BLOCK A
2.0821 ACRES
90,698 SQ. FT.

26' FIRELANE EASEMENT
(BY THIS PLAT)

DRAINAGE DETENTION
EASEMENT
(BY THIS PLAT)

R.C.A.D. #12305
CALLED 69.22 ACRES
SHENNENDOAH REAL
ESTATE PARTNERS, L.P.
VOL. 3351, PG. 114
O.P.R.R.C.T.

ALL ANGELS HILL ROAD
(A PRIVATE ACCESS DRIVE)
(NO PUBLISHED WIDTH)



JOSEPH STRICKLAND SURVEY
ABSTRACT NO. 187

R.C.A.D. #12320
CALLED 2.672 ACRES
DANIEL W. STRONG AND WIFE,
ELIZABETH KAY STRONG
VOL. 1823, PG. 224
O.P.R.R.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'

SHENNENDOAH LANE

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	12/16/2021	069319643	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 2021.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____ 20__.

Notary Public in and for the State of Texas

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 ____, 2022.
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 _____, 2022.
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-_____

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 12/16/2021 069319643 2 OF 2



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: January 11, 2022
APPLICANT: Trey Braswell
CASE NUMBER: P2021-064; *Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition*

SUMMARY

Discuss and consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates PS LPT Properties Investors for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition, which is a 2.082-acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of this plat is to identify the easements that will need to be established by a future final plat to facilitate the development of the subject property. According to the Preliminary Plat, the subject property will only be accessible via the property directly north of the subject property (i.e. Lot 1, Block A, Valk Rockwall Addition). This property is situated within the City's corporate limits and connects to N. Goliad Street [SH-205].
- The proposed Preliminary Plat appears to be in conformance with the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall* of the Interim Interlocal Agreement between Rockwall County and the City of Rockwall.
- 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.

- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)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 **4000 N. Goliad Street, Rockwall, TX 75087**

SUBDIVISION **PS Rockwall County**

LOT **1** BLOCK **A**

GENERAL LOCATION **East of N. Goliad Street and North of Shennedoah Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **N/A**

CURRENT USE **Residential**

PROPOSED ZONING **N/A**

PROPOSED USE **Self-Storage**

ACREAGE **2.1**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **PS LPT Properties Investors**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jarrood Yates**

CONTACT PERSON **Trey Braswell**

ADDRESS **701 Western Ave**

ADDRESS **100 W. Oak Street, Suite 203**

CITY, STATE & ZIP **Glendale, CA 91201**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE _____

PHONE **940.536.0175**

E-MAIL **jyates@publicstorage.com**

E-MAIL **trey.braswell@kimley-horn.com**

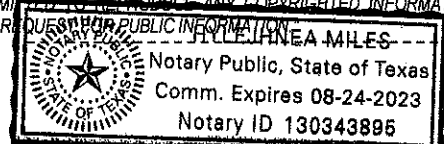
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrood Yates [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 \$ 231.23 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF December, 2021 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 15th DAY OF Dec, 2021.

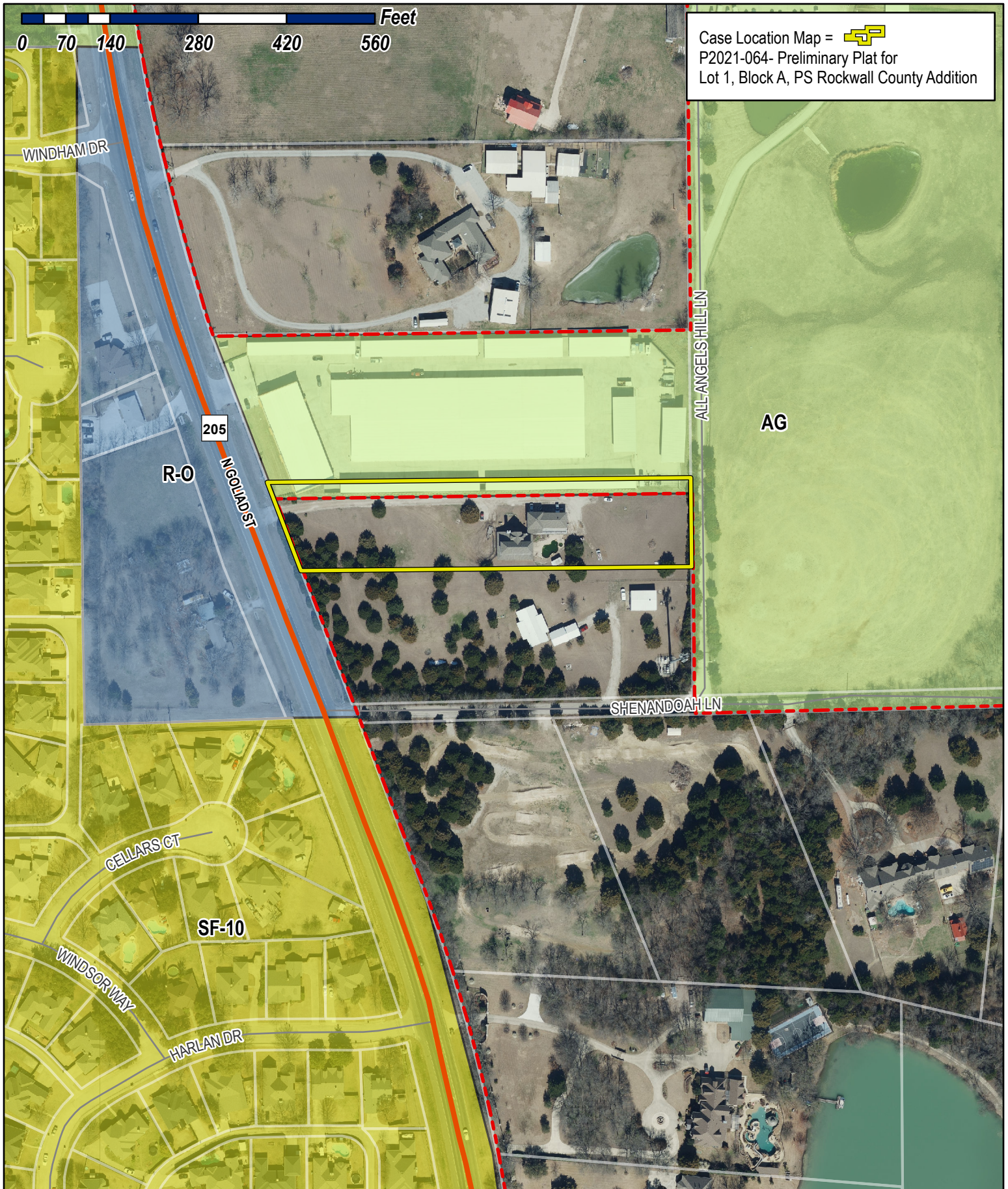
OWNER'S SIGNATURE




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Hylehrea Miles

MY COMMISSION EXPIRES 8/24/2023



Case Location Map = 
 P2021-064- Preliminary Plat for
 Lot 1, Block A, PS Rockwall County Addition



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 12/16/2021 12:00:50 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 1, BLOCK A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,377.6687'

East: 2,592,709.9814'

Segment# 1: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6363'

East: 2,592,655.5470'

Segment# 2: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4700'

East: 2,593,326.1395'

Segment# 3: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9937'

East: 2,593,328.7223'

Segment# 4: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6706'

East: 2,592,709.9785'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

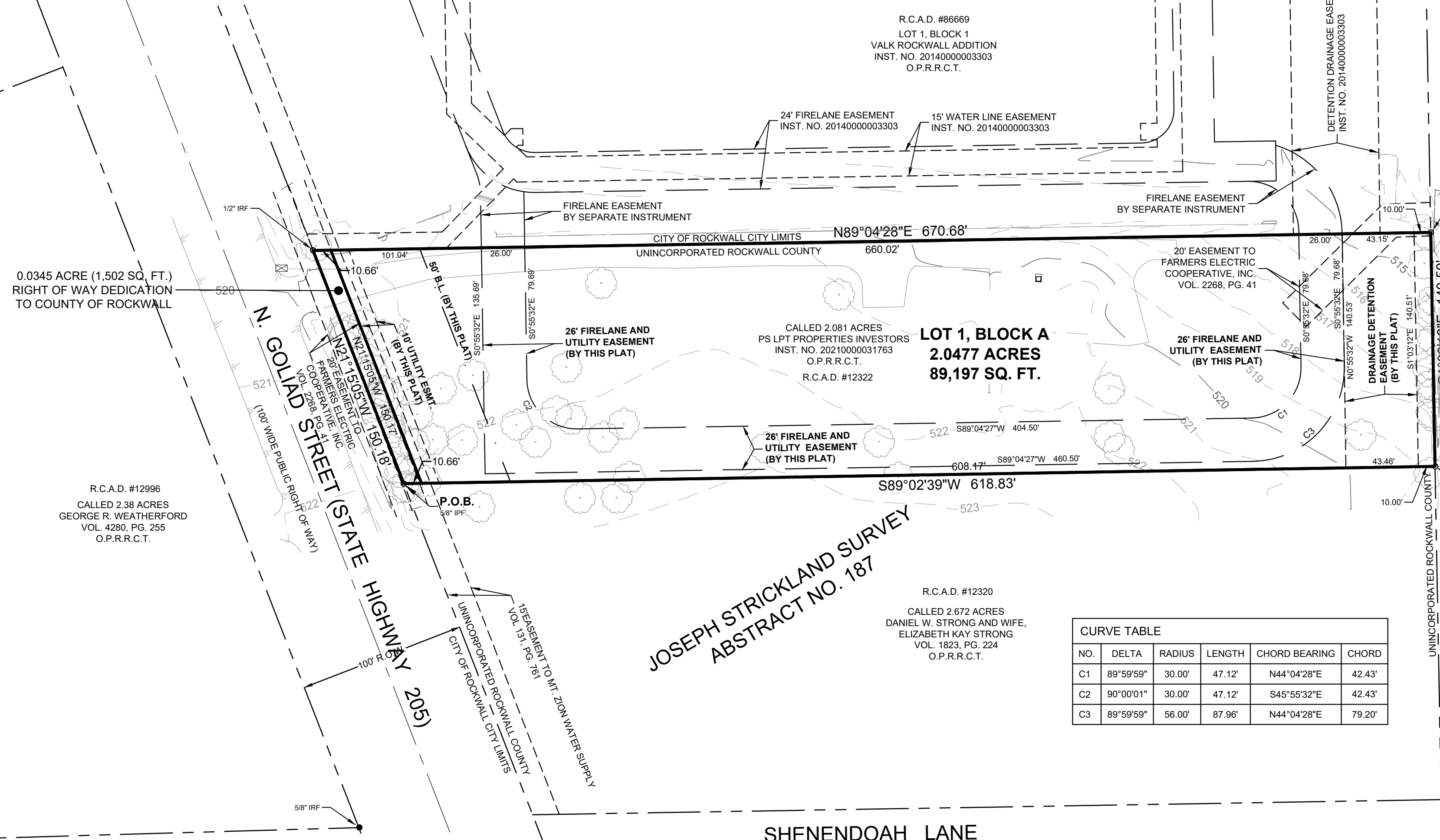
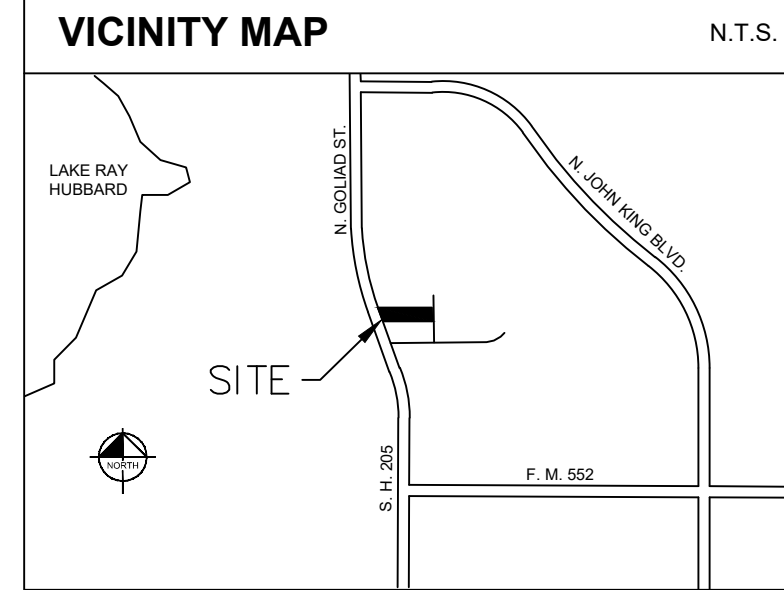
Course: N56°19'26"W

Error North : 0.00194

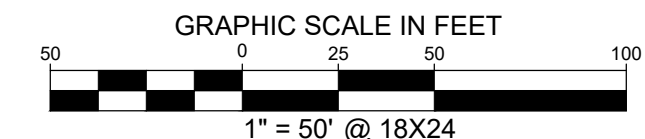
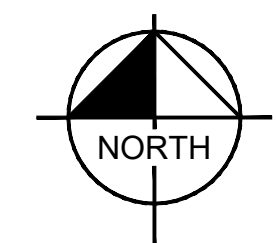
East: -0.00291

Precision 1: 451,482.86

UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS



R.C.A.D. #12305
CALLED 69.22 ACRES
SHENENDOAH REAL
ESTATE PARTNERS, L.P.
VOL. 3351, PG. 114
O.P.R.R.C.T.



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'

0.0345 ACRE (1,502 SQ. FT.)
RIGHT OF WAY DEDICATION
TO COUNTY OF ROCKWALL

R.C.A.D. #12996
CALLED 2.38 ACRES
GEORGE R. WEATHERFORD
VOL. 4280, PG. 255
O.P.R.R.C.T.

JOSEPH STRICKLAND SURVEY
ABSTRACT NO. 187

R.C.A.D. #12320
CALLED 2.672 ACRES
DANIEL W. STRONG AND WIFE,
ELIZABETH KAY STRONG
VOL. 1823, PG. 224
O.P.R.R.C.T.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-064

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	01/03/2022	069319643	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 2021.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

APPROVED BY THE ROCKWALL COUNTY COMMISSIONERS COURT

ON THIS THE _____ DAY OF _____, 20__

COUNTY JUDGE

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 ___, 2022.
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 ___, 2022.
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-064

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 01/03/2022 069319643 2 OF 2



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: January 18, 2022
APPLICANT: Trey Braswell
CASE NUMBER: P2021-064; *Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition*

SUMMARY

Discuss and consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates PS LPT Properties Investors for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition, which is a 2.082-acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of this plat is to identify the easements that will need to be established by a future final plat to facilitate the development of the subject property. According to the Preliminary Plat, the subject property will only be accessible via the property directly north of the subject property (i.e. Lot 1, Block A, Valk Rockwall Addition). This property is situated within the City's corporate limits and connects to N. Goliad Street [SH-205].
- The proposed Preliminary Plat appears to be in conformance with the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall* of the Interim Interlocal Agreement between Rockwall County and the City of Rockwall.
- 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.

- (2) Any construction resulting from the approval of this Preliminary 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 January 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Thomas 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 **4000 N. Goliad Street, Rockwall, TX 75087**

SUBDIVISION **PS Rockwall County**

LOT **1** BLOCK **A**

GENERAL LOCATION **East of N. Goliad Street and North of Shennedoah Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **N/A**

CURRENT USE **Residential**

PROPOSED ZONING **N/A**

PROPOSED USE **Self-Storage**

ACREAGE **2.1**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **PS LPT Properties Investors**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jarrold Yates**

CONTACT PERSON **Trey Braswell**

ADDRESS **701 Western Ave**

ADDRESS **100 W. Oak Street, Suite 203**

CITY, STATE & ZIP **Glendale, CA 91201**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE _____

PHONE **940.536.0175**

E-MAIL **jyates@publicstorage.com**

E-MAIL **trey.braswell@kimley-horn.com**

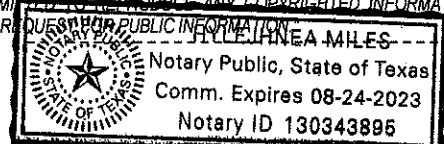
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [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 \$ **231.23** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF December, 2021 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 15th DAY OF Dec, 2021.

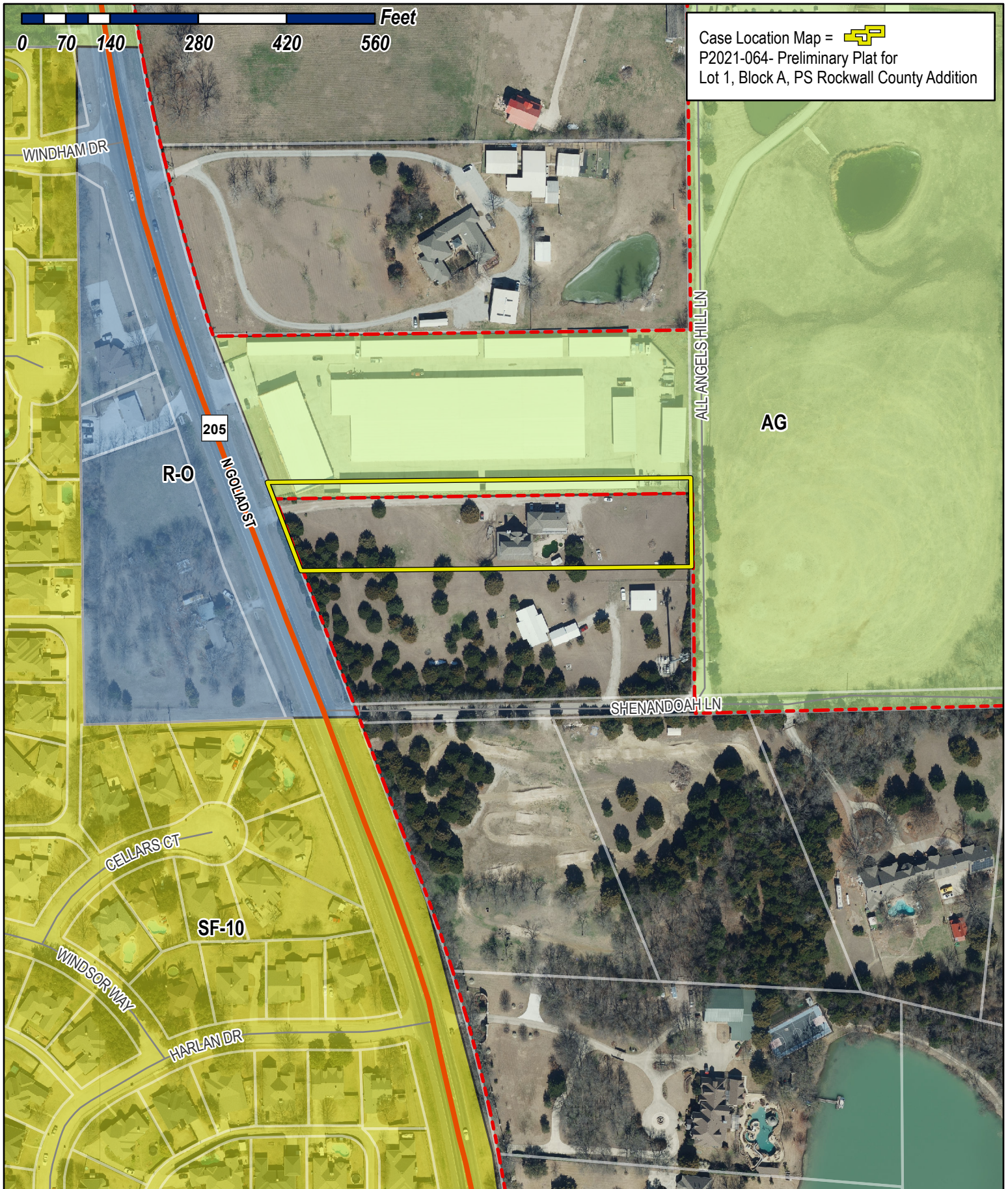
OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Hylehrea Miles

MY COMMISSION EXPIRES 8/24/2023



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 12/16/2021 12:00:50 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 1, BLOCK A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,377.6687'

East: 2,592,709.9814'

Segment# 1: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6363'

East: 2,592,655.5470'

Segment# 2: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4700'

East: 2,593,326.1395'

Segment# 3: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9937'

East: 2,593,328.7223'

Segment# 4: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6706'

East: 2,592,709.9785'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

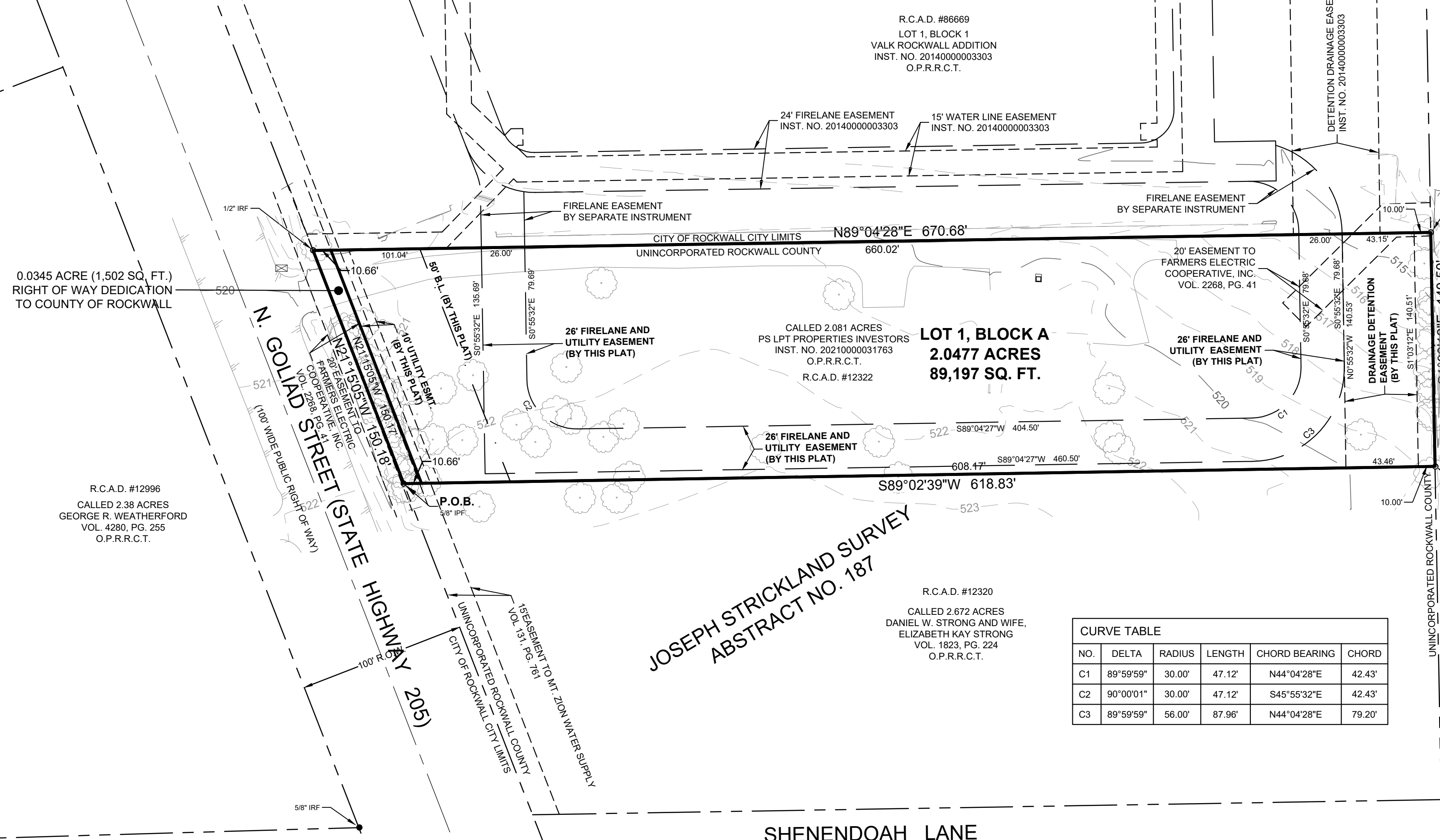
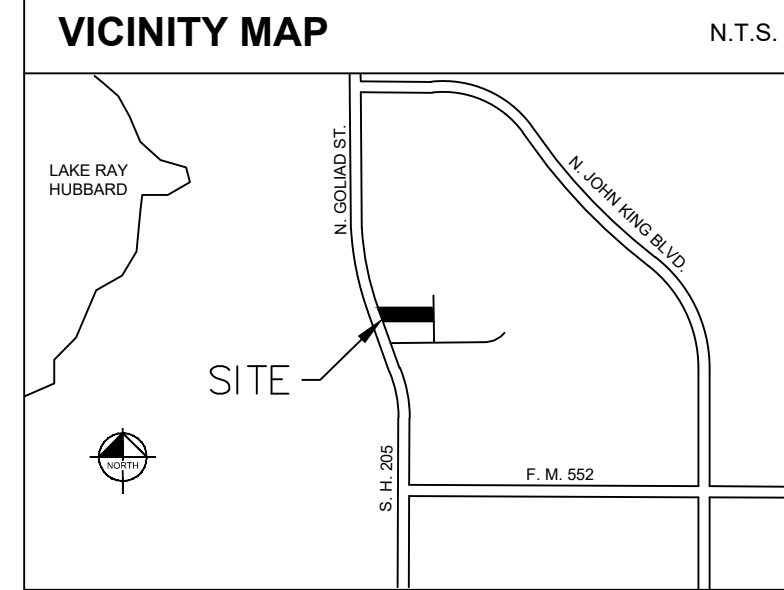
Course: N56°19'26"W

Error North : 0.00194

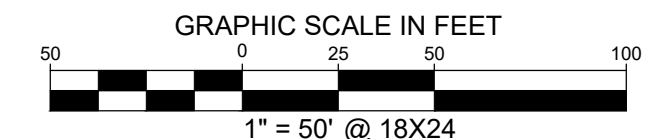
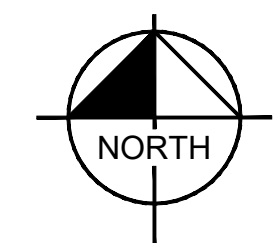
East: -0.00291

Precision 1: 451,482.86

UNINCORPORATED ROCKWALL COUNTY
CITY OF ROCKWALL CITY LIMITS



R.C.A.D. #12305
CALLED 69.22 ACRES
SHENNENDOAH REAL
ESTATE PARTNERS, L.P.
VOL. 3351, PG. 114
O.P.R.R.C.T.



JOSEPH STRICKLAND SURVEY
ABSTRACT NO. 187

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'

0.0345 ACRE (1,502 SQ. FT.)
RIGHT OF WAY DEDICATION
TO COUNTY OF ROCKWALL

R.C.A.D. #12996
CALLED 2.38 ACRES
GEORGE R. WEATHERFORD
VOL. 4280, PG. 255
O.P.R.R.C.T.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-064

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 01/03/2022	Project No. 069319643	Sheet No. 1 OF 2
-------------------	-----------------	-------------------	--------------------	--------------------------	---------------------

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___ day of _____, 2021.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

APPROVED BY THE ROCKWALL COUNTY COMMISSIONERS COURT

ON THIS THE _____ DAY OF _____, 20__

COUNTY JUDGE

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 ___, 2022.
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 ___, 2022.
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT
PS ROCKWALL COUNTY ADDITION
LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-064

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 01/03/2022 069319643 2 OF 2



January 24, 2022

TO: Trey Braswell
100 W. Oak Street, Suite 203
Denton, TX 76201

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

SUBJECT: P2021-064; *Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition*

Trey Braswell:

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 January 18, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this 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 January 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Thomas absent.

City Council

On January 18, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee
Planner