



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³

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: 1200 Summer Lee Dr, Rockwall, TX 75032

SUBDIVISION: Horizon Ridge Addition LOT: 5 BLOCK: B

GENERAL LOCATION: Northwest corner of Summer Lee Dr and Rockwall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-9 CURRENT USE: Undeveloped

PROPOSED ZONING: PD-9 PROPOSED USE: Commercial / Retail

ACREAGE: 1.253 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]

<input type="checkbox"/> OWNER	CMH Real Estate, LLC	<input checked="" type="checkbox"/> APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 01 DAY OF November, 2022 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.

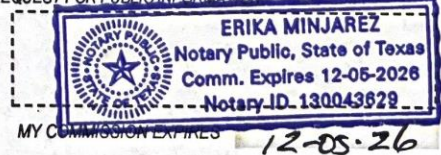
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 01 DAY OF November, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature] Erika Minjarez



MY COMMISSION EXPIRES 12-05-26

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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 _____, 20__.

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.

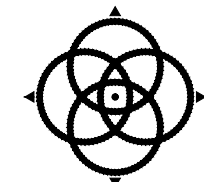
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas



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
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 Summer Lee Dr, Rockwall, TX 75032

SUBDIVISION Horizon Ridge Addition LOT 5 BLOCK B

GENERAL LOCATION Northwest corner of Summer Lee Dr and Rockwall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-9 CURRENT USE Undeveloped

PROPOSED ZONING PD-9 PROPOSED USE Commercial / Retail

ACREAGE 1.253 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]

<input type="checkbox"/> OWNER	CMH Real Estate, LLC	<input checked="" type="checkbox"/> APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 01 DAY OF November, 2022 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.

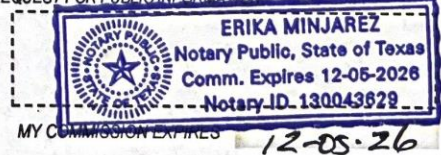
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 01 DAY OF November, 2022

OWNER'S SIGNATURE

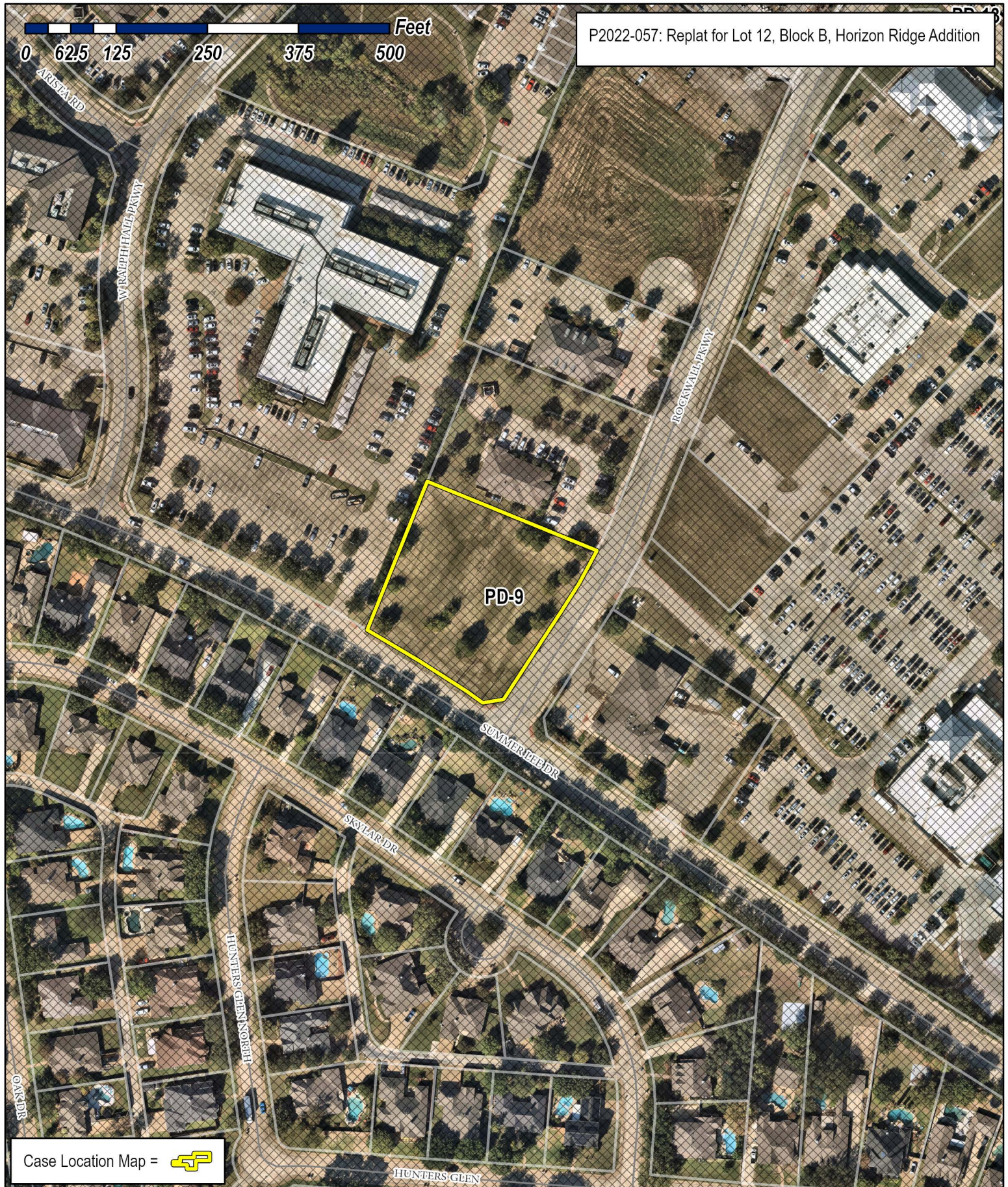
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature] Erika Minjarez



MY COMMISSION EXPIRES 12-05-26



P2022-057: Replat for Lot 12, Block B, Horizon Ridge Addition

Case Location Map = 



City of Rockwall

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

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



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

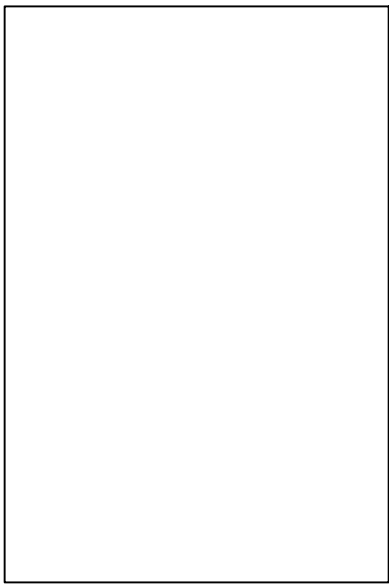
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
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COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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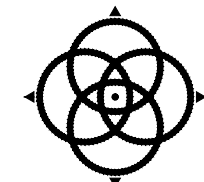
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: November 29, 2022
APPLICANT: Jeff Kilburg; *Apex Design Build*
CASE NUMBER: P2022-057; *Replat for Lot 12, Block B, Horizon Ridge Addition*

SUMMARY

Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a Replat for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 1.253-acre parcel of land (*i.e. Lot 5, Block A, Horizon Ridge Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a medical office on the subject property.
- The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-44 [Case No. A1973-006]*. On November 12, 1973, the City Council approved Planned Development District 9 (PD-9) [*Ordinance No. 73-44*], which consisted of 192.10-acres including the subject property. The base zoning established for this Planned Development District was General Retail (GR) District. This Planned Development District has been amended nine (9) times since its adoption with four (4) of the amendments (*Ordinance No.'s 86-55, 87-30, 88-13 & 88-20*) effecting the subject property however, the subject property has remained vacant since annexation. On April 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-009*] for a *Multi-Tenant Medical Office Building* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 12, Block B, Horizon Ridge Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³

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 1200 Summer Lee Dr, Rockwall, TX 75032

SUBDIVISION Horizon Ridge Addition LOT 5 BLOCK B

GENERAL LOCATION Northwest corner of Summer Lee Dr and Rockwall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-9 CURRENT USE Undeveloped

PROPOSED ZONING PD-9 PROPOSED USE Commercial / Retail

ACREAGE 1.253 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]

<input type="checkbox"/> OWNER	CMH Real Estate, LLC	<input checked="" type="checkbox"/> APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

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

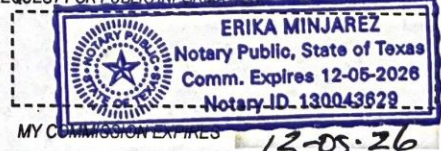
¹ HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 01 DAY OF November, 2022 BY SIGNING THIS APPLICATION, 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 01 DAY OF November, 2022

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

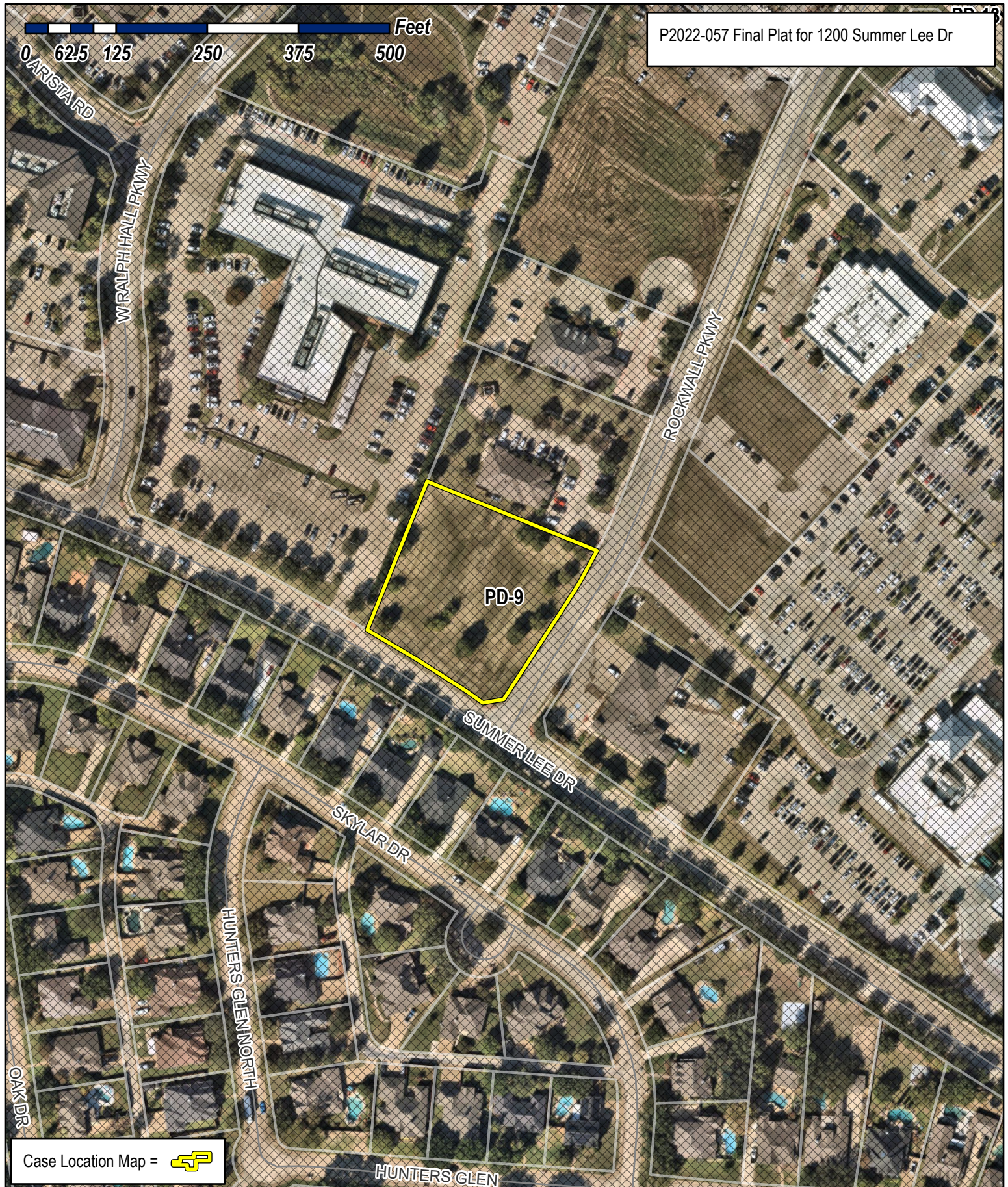
Erika Minjarez
ERIKA MINJAREZ




MY COMMISSION EXPIRES 12-05-26



P2022-057 Final Plat for 1200 Summer Lee Dr



Case Location Map = 

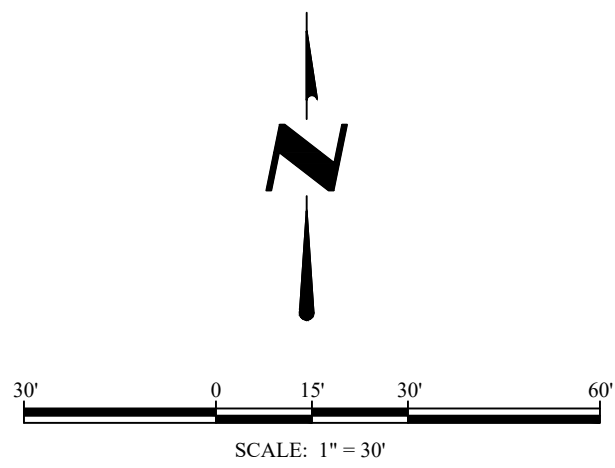


City of Rockwall

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

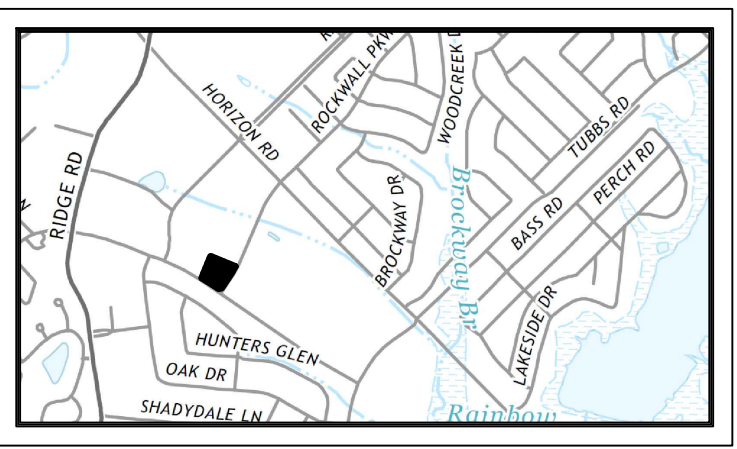
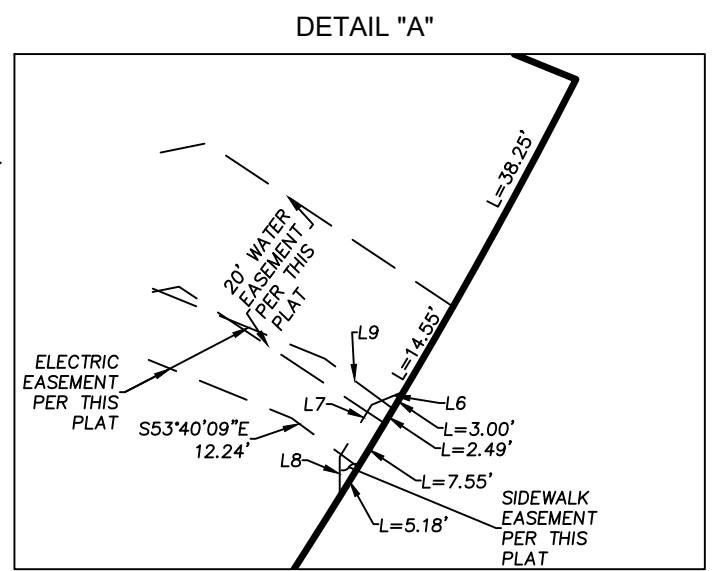
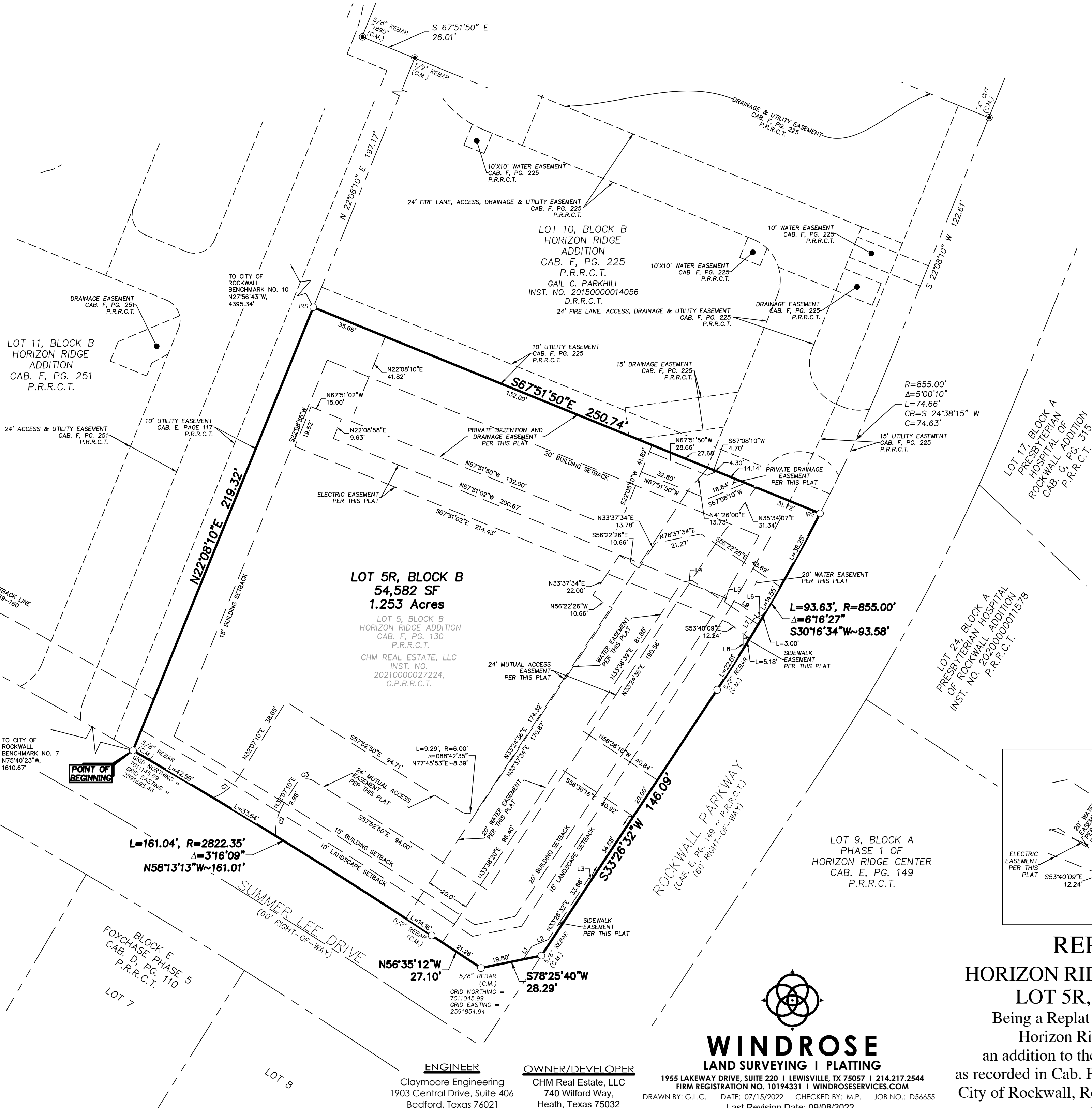
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to add easements to a platted lot.
5. Property owner to be responsible for all maintenance, repair and replacement for all drainage systems including detention system.



ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032



WINDROSE
LAND SURVEYING & PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 09/08/2022

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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 _____, 20__.

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.

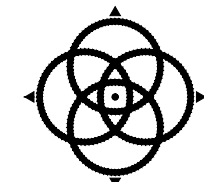
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
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LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
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as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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: December 5, 2022
APPLICANT: Jeff Kilburg; *Apex Design Build*
CASE NUMBER: P2022-057; *Replat for Lot 12, Block B, Horizon Ridge Addition*

SUMMARY

Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a Replat for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 1.253-acre parcel of land (*i.e. Lot 5, Block A, Horizon Ridge Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a medical office on the subject property.
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- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 12, Block B, Horizon Ridge Addition staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On November 29, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Hustings 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.

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1200 Summer Lee Dr, Rockwall, TX 75032

SUBDIVISION: Horizon Ridge Addition LOT: 5 BLOCK: B

GENERAL LOCATION: Northwest corner of Summer Lee Dr and Rockwall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-9 CURRENT USE: Undeveloped

PROPOSED ZONING: PD-9 PROPOSED USE: Commercial / Retail

ACREAGE: 1.253 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]

<input type="checkbox"/> OWNER	CMH Real Estate, LLC	<input checked="" type="checkbox"/> APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 01 DAY OF November, 2022 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.

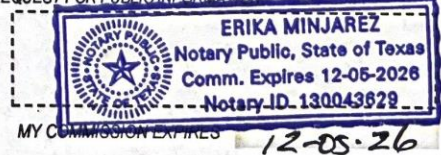
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 01 DAY OF November, 2022

OWNER'S SIGNATURE

[Signature]

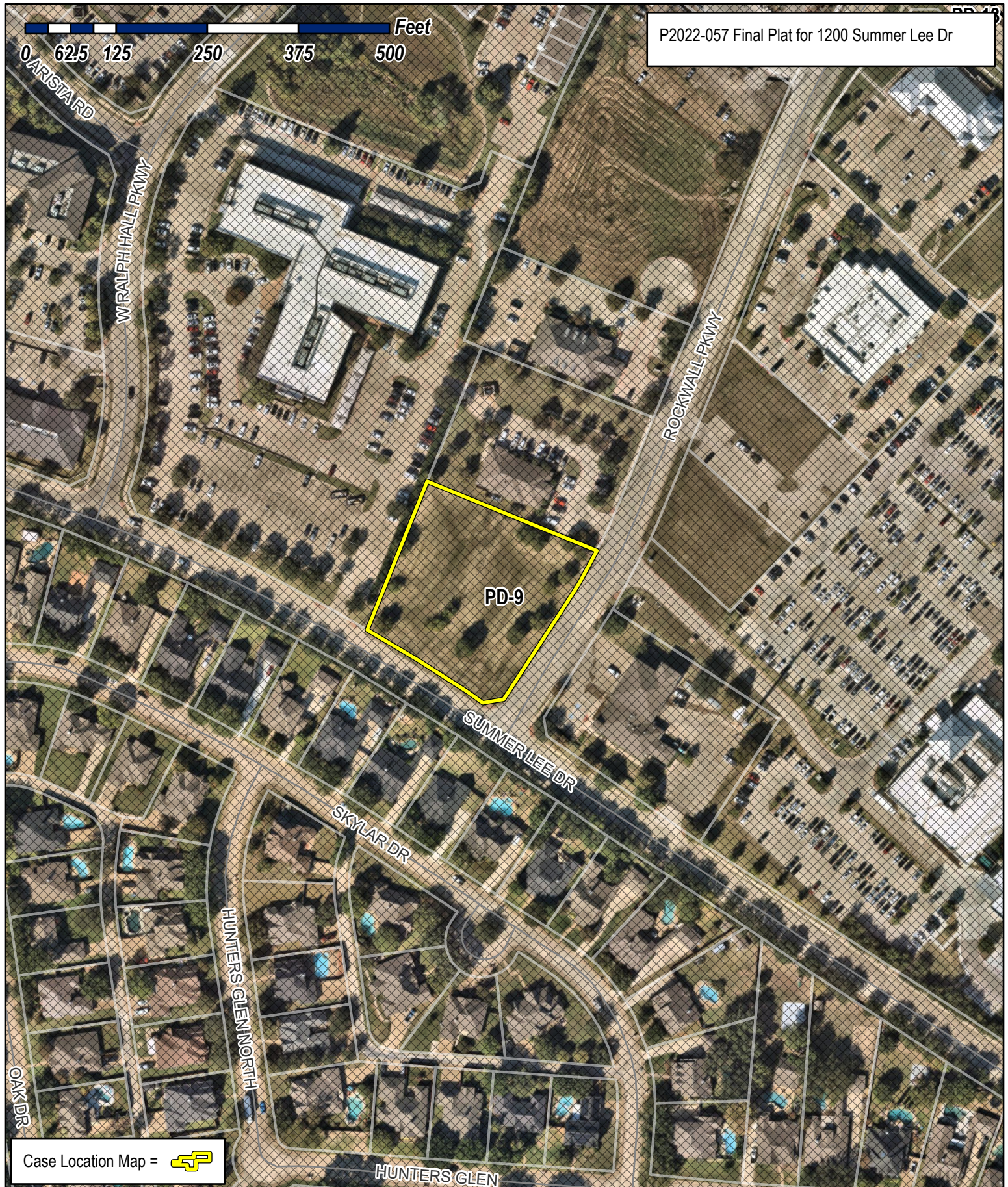
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature] Erika Minjarez



MY COMMISSION EXPIRES 12-05-26

P2022-057 Final Plat for 1200 Summer Lee Dr



Case Location Map = 



City of Rockwall

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

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



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

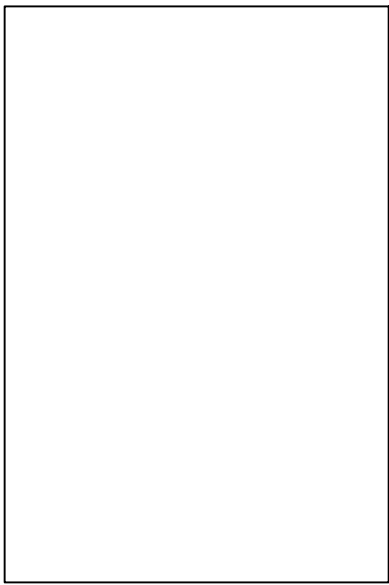
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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 _____, 20__.

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.

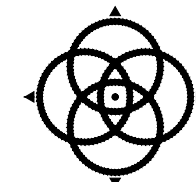
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas



December 6, 2022

TO: Jeff Kilburg
9550 W Higgins Road
Suite 170
Rosemont, IL 60018

COPY: Dr. Chad Capps
740 Wilford Way
Heath, TX 75032

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

SUBJECT: P2022-057; *Replat for Lot 12, Block B, Horizon Ridge Addition*

To Whom It May Concern:

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 December 5, 2022.

Planning and Zoning Commission

On November 29, 2022, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 6-0, with Commissioner Hustings absent.

City Council

On December 5, 2022, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

FILING FEES:

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

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

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

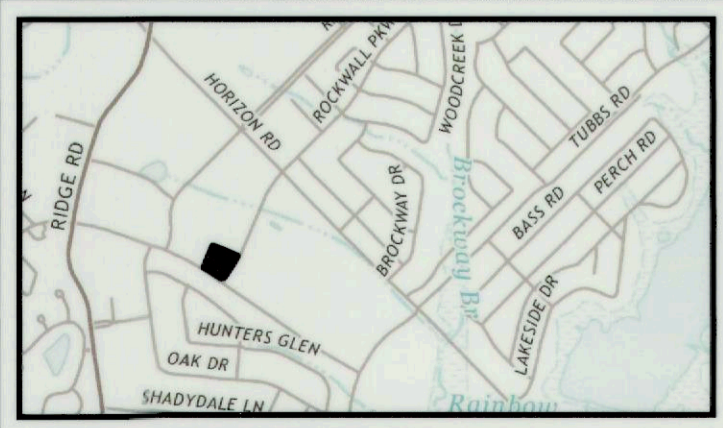
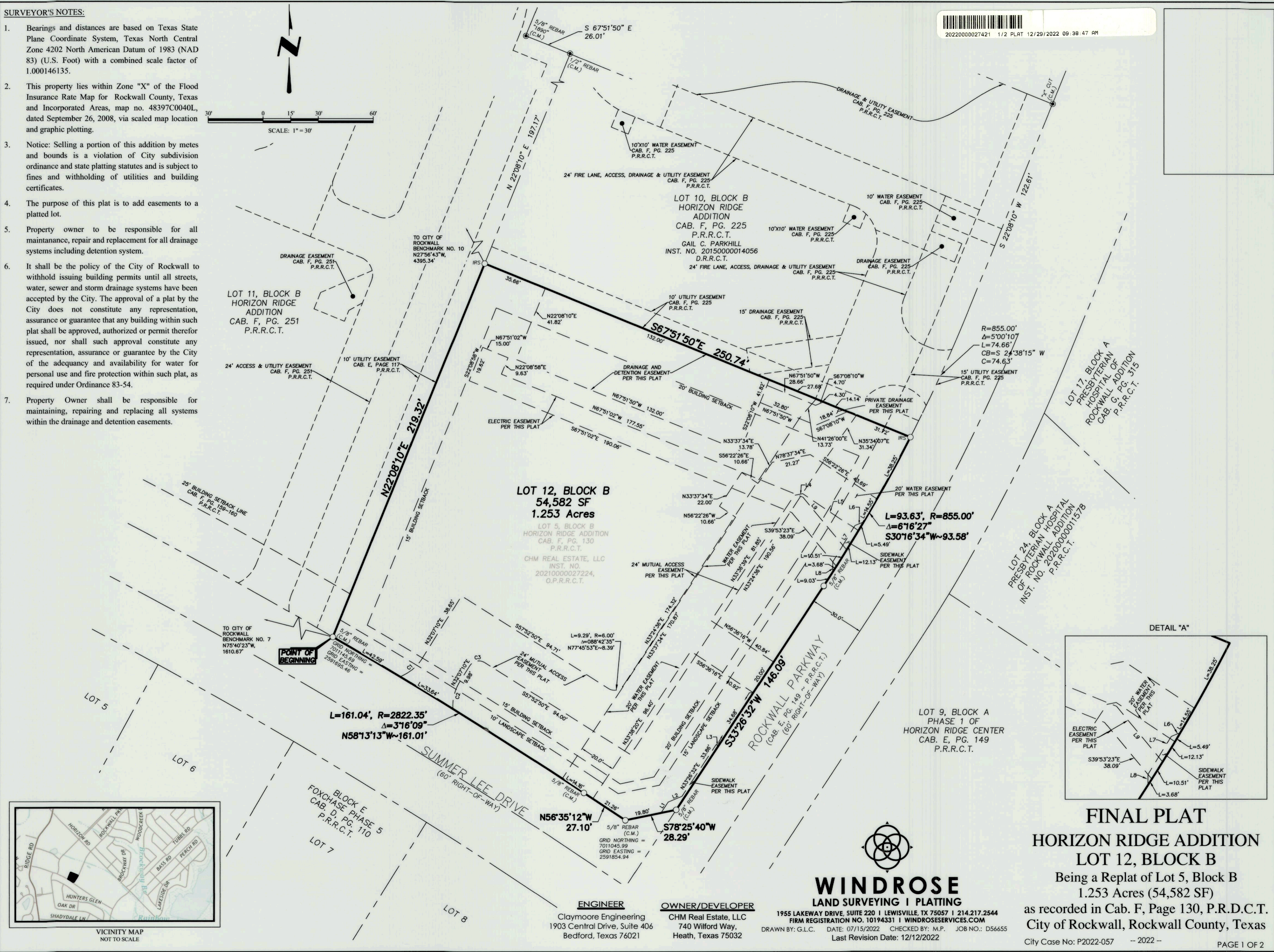
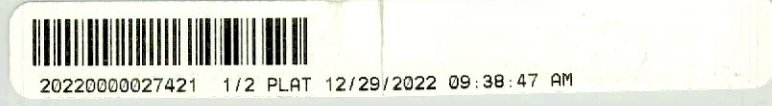
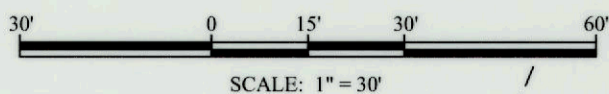
Sincerely,

Bethany Ross, *Planner*

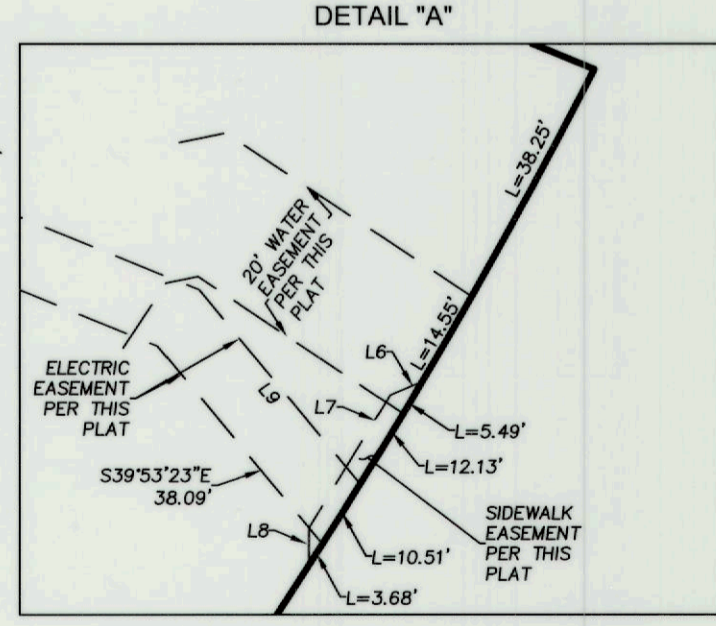
City of Rockwall Planning and Zoning Department

SURVEYOR'S NOTES:

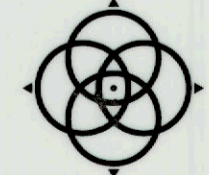
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add easements to a platted lot.
- Property owner to be responsible for all maintenance, repair and replacement for all drainage systems including detention system.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.



VICINITY MAP
NOT TO SCALE



DETAIL "A"



WINDROSE
LAND SURVEYING | PLATTING

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 12/12/2022

FINAL PLAT
HORIZON RIDGE ADDITION
LOT 12, BLOCK B
Being a Replat of Lot 5, Block B
1.253 Acres (54,582 SF)
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas
City Case No: P2022-057 -- 2022 -- PAGE 1 OF 2

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

State of Texas

County of Rockwall

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

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

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

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

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


 Authorized Representative - CHM Real Estate, LLC

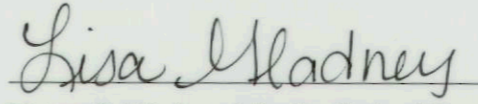
Chad J Capps
 Printed Name

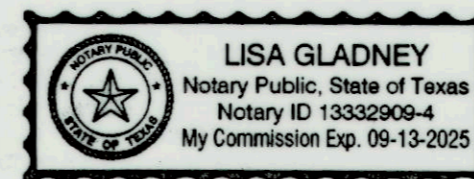
manager 12-16-22
 Title / Date

STATE OF TEXAS §
 COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chad Capps, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

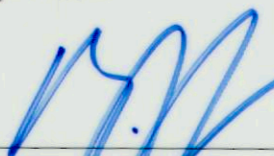

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of December 2022


 Notary Public in and for the State of Texas



STATE OF TEXAS §
 COUNTY OF DENTON §

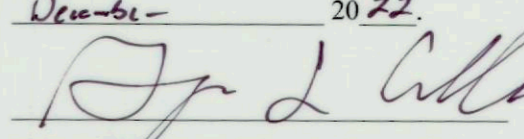
This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

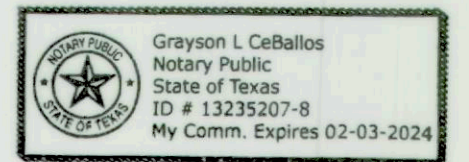

 Mark N. Peeples, R.P.L.S.
 No. 6443


STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of December 2022.


 Notary Public in and for the State of Texas

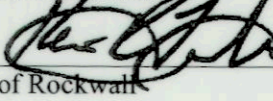
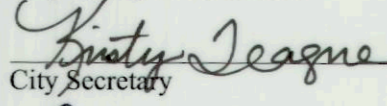
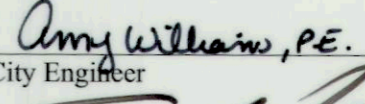



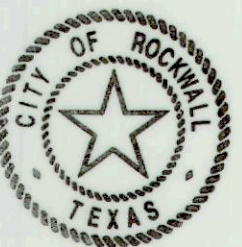
CITY APPROVAL CERTIFICATE:

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 5th day of December, 2022

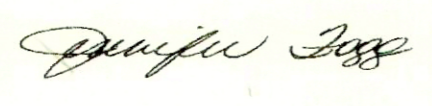
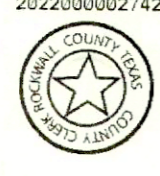
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS:

 12/19/2022
 Mayor, City of Rockwall Date
 12/19/2022
 City Secretary Date
 12-19-2022
 City Engineer Date
 12-27-2022
 Planning and Zoning Commission Chairman Date



Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	22.96'	N31°28'53"E
L8	5.50'	N00°00'00"W
L9	37.35'	N39°53'23"W

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 12/25/2022 09:38:47 AM
 \$100.00
 20220000027421



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'

ENGINEER
 Claymore Engineering
 1903 Central Drive, Suite 406
 Bedford, Texas 76021

OWNER/DEVELOPER
 CHM Real Estate, LLC
 740 Wilford Way,
 Heath, Texas 75032



1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
 DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
 Last Revision Date: 12/12/2022

FINAL PLAT
HORIZON RIDGE ADDITION
LOT 12, BLOCK B
 Being a Replat of Lot 5, Block B
 1.253 Acres (54,582 SF)
 as recorded in Cab. F, Page 130, P.R.D.C.T.
 City of Rockwall, Rockwall County, Texas

City Case No: P2022-057 -- 2022 --