



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **259 and 263 RANCH TRAIL DRIVE**

SUBDIVISION **RAINBO ACRES LOT 24 AND 25** LOT **24** BLOCK

GENERAL LOCATION **EAST SIDE RANCH TRAIL NORTH OF HORIZON**

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

CURRENT ZONING **COMMERCIAL** CURRENT USE **OFFICE WAREHOUSE**

PROPOSED ZONING **SAME** PROPOSED USE **SAME**

ACREAGE **1.222 AC.** LOTS [CURRENT] **2** LOTS [PROPOSED] **1**

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

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

OWNER **TRUMAN HEIGHTS LLC**  APPLICANT **SAME AS OWNER**

CONTACT PERSON **RYAN MOORMAN** CONTACT PERSON

ADDRESS **259 RANCH TRAIL** ADDRESS

CITY, STATE & ZIP **ROCKWALL TX 75032** CITY, STATE & ZIP

PHONE **972-722-2408** PHONE

E-MAIL **RYAN@RDMOORMANINC.COM** E-MAIL

## NOTARY VERIFICATION [REQUIRED]

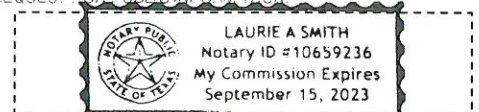
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOORMAN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$324.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF JANUARY, 2023, 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 4th DAY OF January, 2023

OWNER'S SIGNATURE

*[Signature]*  
*Laurie A. Smith*



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S CERTIFICATE & DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS TRUMAN HEIGHTS, LLC BEING THE OWNER OF 1.222 acres of land situated in the William W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 24 of Rainbo Acres, Lot 24 & Lot 25, an addition to the City of Rockwall, according to the plat recorded as Instrument number 2021000007850, Plat Records of Rockwall County, Texas, (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southwest corner of said Lot 24, common to the northwest corner of said Lot 25, and being in the east right-of-way line of Ranch Trail (a 55' right-of-way);

THENCE N 12 degrees 09 minutes 51 seconds E, along the west line of said Lot 24, and the east line of said right-of-way, a distance of 199.51 feet, to a point for corner, at the northwest corner of said Lot 24 and being in the south line of Tract 16 of Rainbo Acres Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 20, (PRRCT), from which a PK nail found bear S 69 degrees 4 minutes 12 seconds E, a distance of 1.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the north line of said Lot 24, and the south line of said Tract 16, a distance of 331.09 feet, to a 1/2" iron rod found for corner;

THENCE S 89 degrees 37 minutes 02 seconds E, along said north line of Lot 24, and the south line of said Tract 16, a distance of 21.59 feet, to a 5/8" iron rod found for corner, at a common corner of said Lot 24 and Lot 25;

THENCE S 45 degrees 31 minutes 21 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 240.56 feet, to a 60d nail found for corner;

THENCE S 89 degrees 44 minutes 01 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 222.11 feet, to the POINT OF BEGINNING and containing 53,211 Square Feet or 1.222 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this replat, and designated herein as the RAINBO ACRES, LOT 24R, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, LOT 24R, subdivision have been notified and signed this plat. I 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 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 further acknowledge that the dedications and/or exactions 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: TRUMAN HEIGHTS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

BY: *[Signature]*

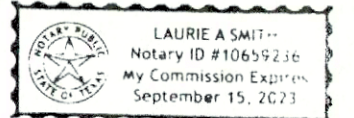
Before me, the undersigned authority, on this day personally appeared Ryan Moorman known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Name: RYAN MOORMAN

Title: PRESIDENT

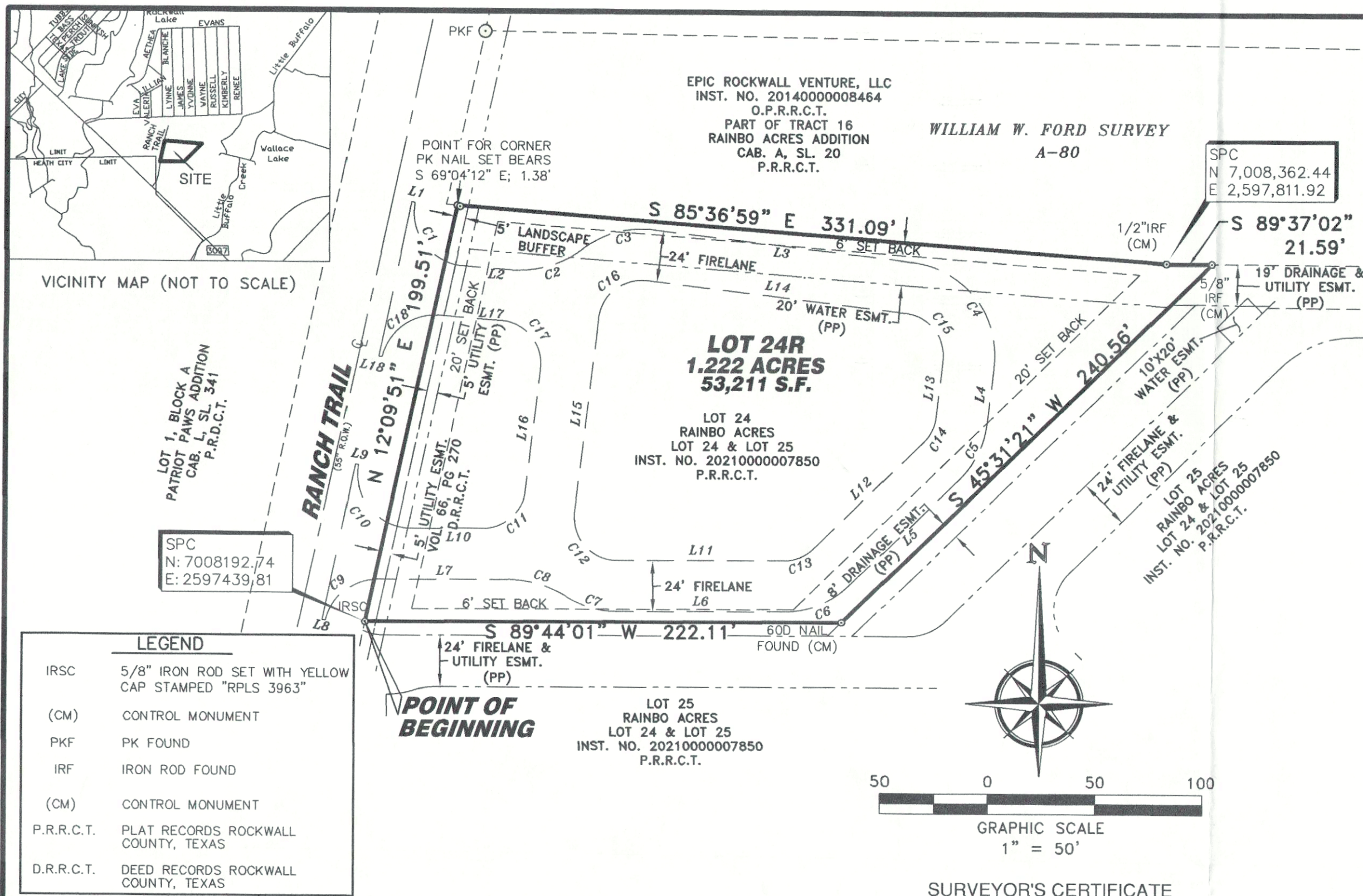
Given under my hand and seal of office this 9<sup>th</sup> day of JAN, 2028

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires:



**REPLAT OF  
LOT 24R  
RAINBO ACRES**  
BEING A REPLAT OF  
RAINBO ACRES  
LOT 24 & LOT 25  
INSTRUMENT NUMBER  
2021000007850 (P.R.R.C.T.)  
**1.222 ACRES  
1 LOT**  
SITUATED IN THE  
**WILLIAM W. FORD SURVEY, A-80**  
**CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

OWNERS  
**TRUMAN HEIGHTS, LLC**  
4741 PARKWOOD DR.  
ROCKWALL, TX 75032-2037  
(972) 722-3666  
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 428 DATE: DECEMBER 20, 2022 CASE NUMBER:



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Replat is released on 12/19/2022 for review by the City of Rockwall and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	41.99'	37.22'	S 37°28'46" E	96°13'22"
C2	50.00'	36.77'	35.95'	N 73°18'57" E	42°08'08"
C3	44.00'	34.17'	33.32'	N 74°29'53" E	44°30'01"
C4	44.00'	69.12'	62.23'	S 38°15'06" E	90°00'00"
C5	44.00'	29.78'	29.21'	N 26°08'07" E	38°46'27"
C6	44.00'	33.95'	33.12'	S 67°37'41" W	44°12'40"
C7	44.00'	25.06'	24.72'	S 73°56'57" E	32°38'03"
C8	50.00'	28.48'	28.10'	N 73°56'57" W	32°38'03"
C9	25.00'	33.56'	31.10'	S 51°15'22" W	76°55'06"
C10	44.00'	43.94'	38.50'	S 39°53'24" E	100°41'51"
C11	20.00'	28.97'	26.50'	N 48°14'27" E	82°59'07"
C12	20.00'	33.86'	29.96'	S 41°45'33" E	97°00'53"
C13	20.00'	15.43'	15.05'	S 67°37'41" W	44°12'40"
C14	20.00'	13.53'	13.28'	N 26°08'07" E	38°46'27"
C15	20.00'	31.42'	28.28'	N 38°15'06" W	90°00'00"
C16	20.00'	31.42'	28.28'	S 51°44'54" W	90°00'00"
C17	20.00'	32.24'	28.86'	N 39°26'03" W	92°21'53"
C18	25.00'	35.51'	32.60'	S 53°40'01" W	81°23'37"

LINE	BEARING	DISTANCE
L1	S 78°11'45" E	1.50
L2	N 85°36'59" W	21.82
L3	S 83°15'06" E	121.43
L4	S 06°44'54" W	26.66
L5	S 45°31'21" W	71.19
L6	S 89°44'01" W	77.43
L7	S 89°44'01" W	60.93
L8	S 78°20'34" E	1.53
L9	S 78°18'53" E	1.49
L10	N 89°44'01" E	33.39
L11	N 89°44'01" E	77.43
L12	N 45°31'21" E	71.18
L13	S 06°44'54" W	26.68
L14	N 83°15'06" W	121.43
L15	S 06°44'54" W	91.63
L16	S 06°44'54" W	57.59
L17	S 85°36'59" E	29.47
L18	S 78°11'45" E	1.50

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission, Chairman Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, 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, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

- GENERAL NOTES:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.
  - (PP) indicates building lines, easements, right-of-ways, dimensions, etc. are per plat referenced from Instrument Number 2021000007850.



# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY

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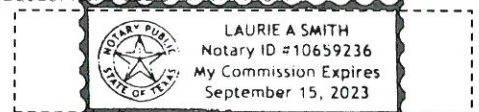
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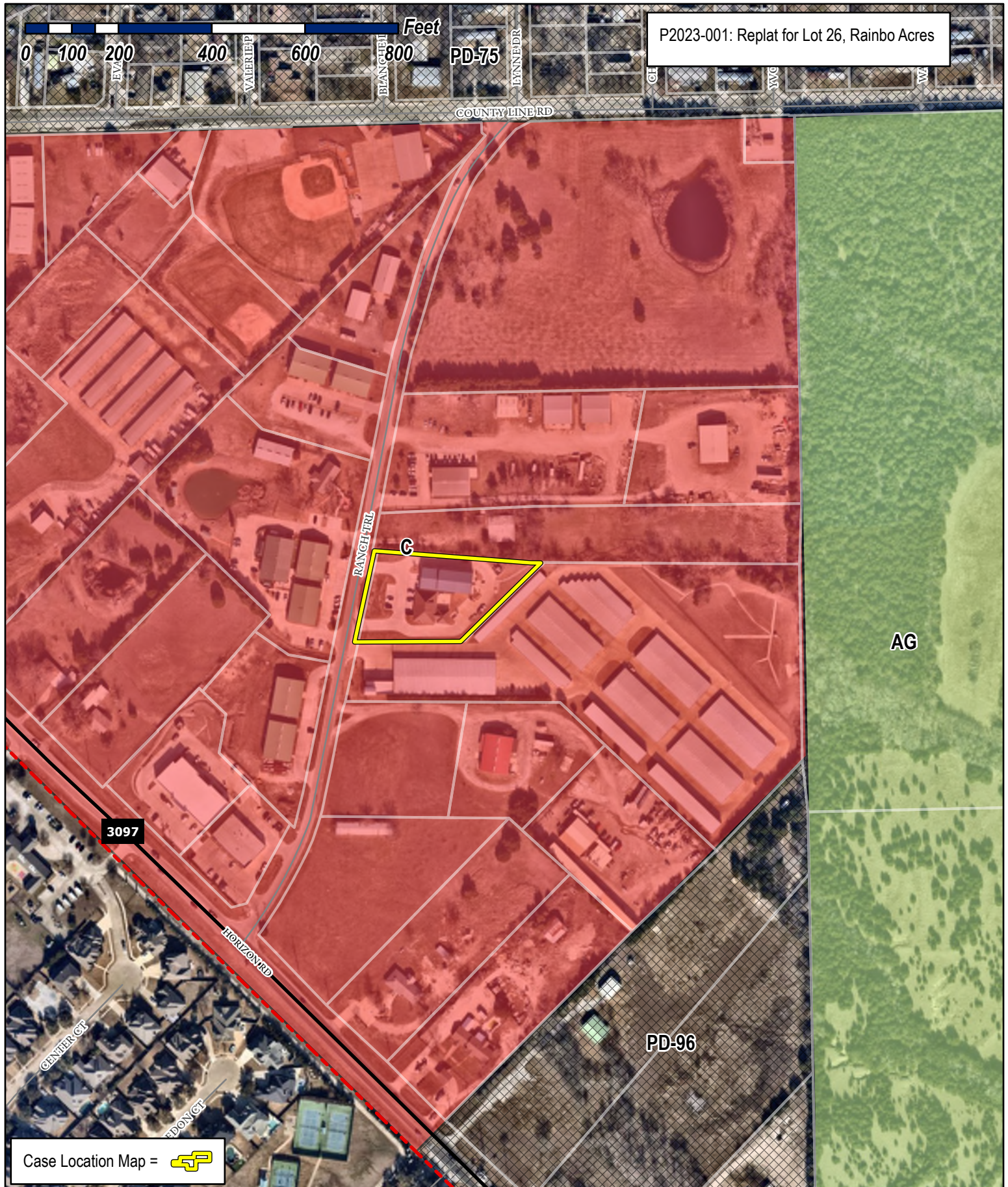
OWNER'S SIGNATURE

*[Signature]*  
*[Signature]*



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2023-001: Replat for Lot 26, Rainbo Acres

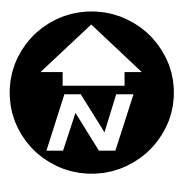
Case Location Map = 



# 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.



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THENCE S 89 degrees 37 minutes 02 seconds E, along said north line of Lot 24, and the south line of said Tract 16, a distance of 21.59 feet, to a 5/8" iron rod found for corner, at a common corner of said Lot 24 and Lot 25;

THENCE S 45 degrees 31 minutes 21 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 240.56 feet, to a 60d nail found for corner;

THENCE S 89 degrees 44 minutes 01 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 222.11 feet, to the POINT OF BEGINNING and containing 53,211 Square Feet or 1.222 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this replat, and designated herein as the RAINBO ACRES, LOT 24R, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, LOT 24R, subdivision have been notified and signed this plat. I 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 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 further acknowledge that the dedications and/or exactions 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: TRUMAN HEIGHTS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

BY: *[Signature]*  
Name: RAY MOORMAN

Before me, the undersigned authority, on this day personally appeared Ray Moorman known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Title: PRESIDENT

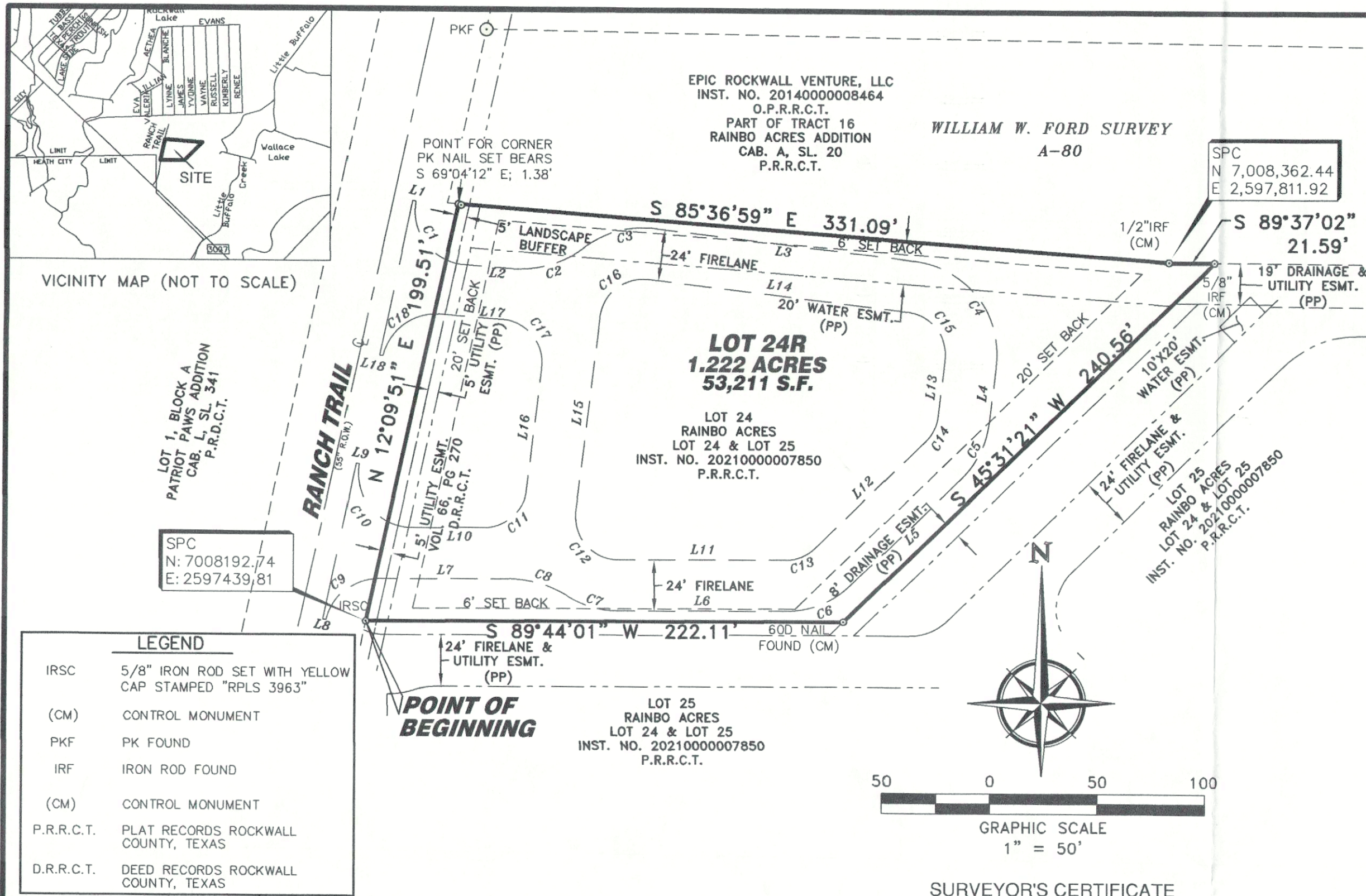
Given under my hand and seal of office this 9<sup>th</sup> day of JAN, 2028

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires:



**REPLAT OF  
LOT 24R  
RAINBO ACRES**  
BEING A REPLAT OF  
RAINBO ACRES  
LOT 24 & LOT 25  
INSTRUMENT NUMBER  
2021000007850 (P.R.R.C.T.)  
**1.222 ACRES  
1 LOT**  
SITUATED IN THE  
**WILLIAM W. FORD SURVEY, A-80  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

OWNERS  
**TRUMAN HEIGHTS, LLC**  
4741 PARKWOOD DR.  
ROCKWALL, TX 75032-2037  
(972) 722-3666  
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 428 DATE: DECEMBER 20, 2022 CASE NUMBER:



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Replat is released on 12/19/2022 for review by the City of Rockwall and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	41.99'	37.22'	S 37°28'46" E	96°13'22"
C2	50.00'	36.77'	35.95'	N 73°18'57" E	42°08'08"
C3	44.00'	34.17'	33.32'	N 74°29'53" E	44°30'01"
C4	44.00'	69.12'	62.23'	S 38°15'06" E	90°00'00"
C5	44.00'	29.78'	29.21'	N 26°08'07" E	38°46'27"
C6	44.00'	33.95'	33.12'	S 67°37'41" W	44°12'40"
C7	44.00'	25.06'	24.72'	S 73°56'57" E	32°38'03"
C8	50.00'	28.48'	28.10'	N 73°56'57" W	32°38'03"
C9	25.00'	33.56'	31.10'	S 51°15'22" W	76°55'06"
C10	44.00'	43.94'	38.50'	S 39°53'24" E	100°41'51"
C11	20.00'	28.97'	26.50'	N 48°14'27" E	82°59'07"
C12	20.00'	33.86'	29.96'	S 41°45'33" E	97°00'53"
C13	20.00'	15.43'	15.05'	S 67°37'41" W	44°12'40"
C14	20.00'	13.53'	13.28'	N 26°08'07" E	38°46'27"
C15	20.00'	31.42'	28.28'	N 38°15'06" W	90°00'00"
C16	20.00'	31.42'	28.28'	S 51°44'54" W	90°00'00"
C17	20.00'	32.24'	28.86'	N 39°26'03" W	92°21'53"
C18	25.00'	35.51'	32.60'	S 53°40'01" W	81°23'37"

LINE	BEARING	DISTANCE
L1	S 78°11'45" E	1.50
L2	N 85°36'59" W	21.82
L3	S 83°15'06" E	121.43
L4	S 06°44'54" W	26.66
L5	S 45°31'21" W	71.19
L6	S 89°44'01" W	77.43
L7	S 89°44'01" W	60.93
L8	S 78°20'34" E	1.53
L9	S 78°18'53" E	1.49
L10	N 89°44'01" E	33.39
L11	N 89°44'01" E	77.43
L12	N 45°31'21" E	71.18
L13	S 06°44'54" W	26.68
L14	N 83°15'06" W	121.43
L15	S 06°44'54" W	91.63
L16	S 06°44'54" W	57.59
L17	S 85°36'59" E	29.47
L18	S 78°11'45" E	1.50

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission, Chairman Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, 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, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

- GENERAL NOTES:**
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.
  - (PP) indicates building lines, easements, right-of-ways, dimensions, etc. are per plat referenced from Instrument Number 2021000007850.



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** January 31, 2023  
**APPLICANT:** Ryan Moorman; *Truman Heights, LLC*  
**CASE NUMBER:** P2023-001; *Replat for Lot 26, Rainbo Acres Addition*

---

### SUMMARY

Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 1.222-acre parcel of land (*i.e. Lot 24 and Lot 25, Rainbo Acres Addition*) for the purpose of creating one (1) parcels of land (*i.e. Lots 26, Rainbo Acres Addition*) and establishing the fire lanes and utility easements necessary to convert an existing single-family home into an *office building* on the subject property.
- On May 17, 2004, the subject property was annexed by *Ordinance No. 04-34 [Case No. A2004-001]*. On December 4, 2017, the City Council approved a Replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 and 23*) from the adjacent property in order for it to be developed for the construction of a mini-warehouse facility on Lot 23. On September 10, 2019, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2019-031]* for a 4,950 SF *Office Building*.
- 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 26, *Rainbo Acres 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.

# PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: P2023-001  
PROJECT NAME: Replat for Rainbo Acres  
SITE ADDRESS/LOCATIONS: 259 RANCH TRL

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/27/2023	Approved w/ Comments

---

01/27/2023: P2023-001: Replat for Lot 26, Rainbo Acres Addition

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

I.1 This is a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 259 & 263 Ranch Trail.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2023-001) in the lower right-hand corner of all pages on future submittals.

M.4 Change lot 24R to 26.

M.5 Please correct the Title Block to the following:

Final Plat  
Rainbo Acres Addition  
Lot 26  
Being a Replat of Lots 24 and 25  
1.222 Acres (53,140 SF)  
Of Rainbo Acres Addition  
Situated within the William W. Ford Survey, Abstract No. 80  
City of Rockwall, Rockwall County, Texas

M.7 Please change the side building setbacks to the required 10 feet. (Subsection 10.(a).5, of Chapter 38, City of Rockwall Municipal Code of Ordinances).

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible



for a subsequent review prior to approval.

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: January 31, 2023

City Council: February 6, 2023

I.9 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 **259 and 263 RANCH TRAIL DRIVE**

SUBDIVISION **RAINBO ACRES LOT 24 AND 25** LOT **24** BLOCK

GENERAL LOCATION **EAST SIDE RANCH TRAIL NORTH OF HORIZON**

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

CURRENT ZONING **COMMERCIAL** CURRENT USE **OFFICE WAREHOUSE**

PROPOSED ZONING **SAME** PROPOSED USE **SAME**

ACREAGE **1.222 AC.** LOTS [CURRENT] **2** LOTS [PROPOSED] **1**

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

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

OWNER **TRUMAN HEIGHTS LLC**  APPLICANT **SAME AS OWNER**

CONTACT PERSON **RYAN MOORMAN** CONTACT PERSON

ADDRESS **259 RANCH TRAIL** ADDRESS

CITY, STATE & ZIP **ROCKWALL TX 75032** CITY, STATE & ZIP

PHONE **972-722-2408** PHONE

E-MAIL **RYAN@RDMOORMANINC.COM** E-MAIL

## NOTARY VERIFICATION [REQUIRED]

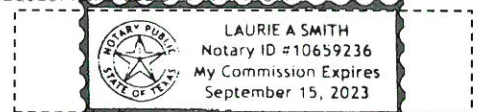
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOORMAN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$324.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF JANUARY, 2023, 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 4th DAY OF January, 2023

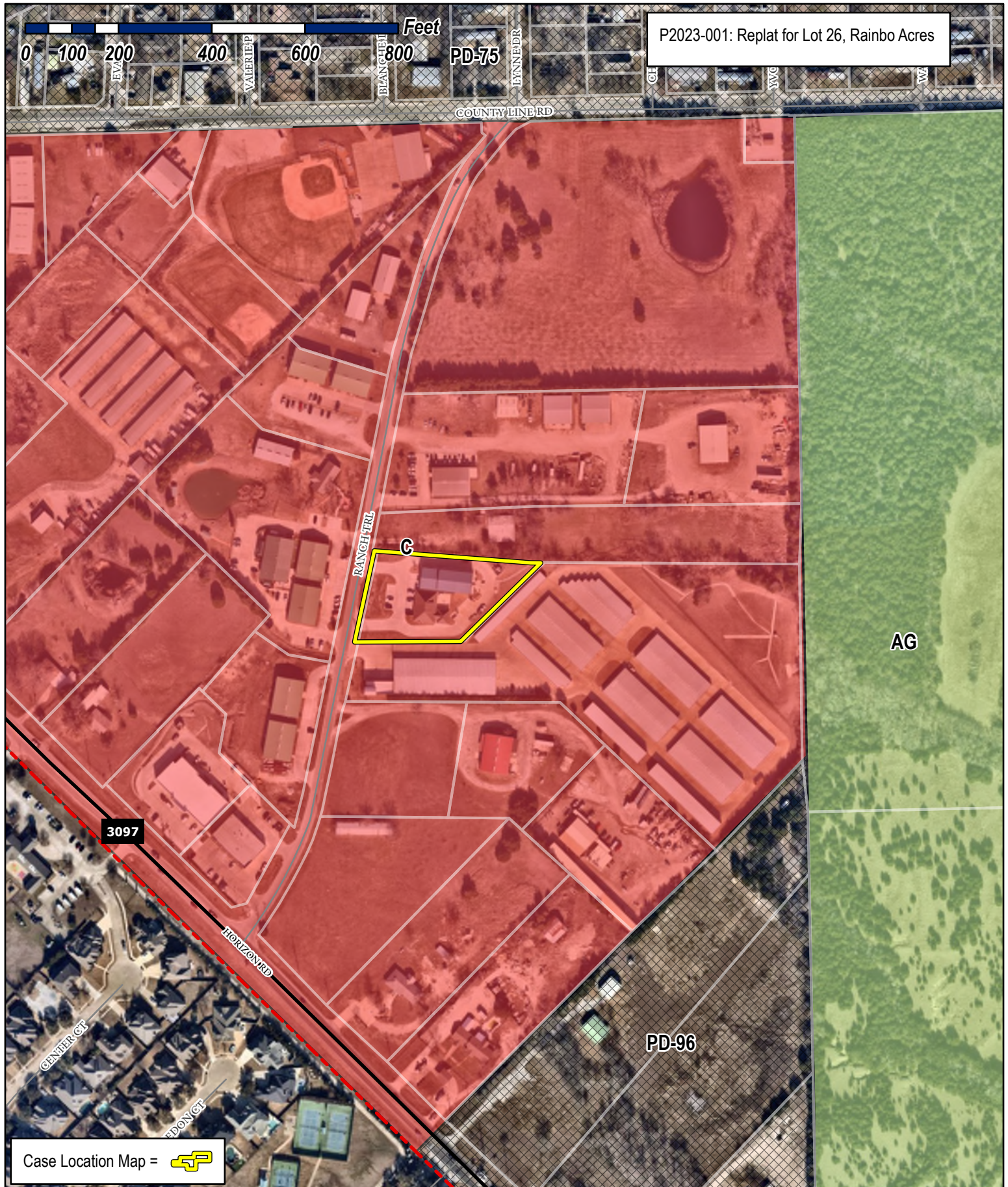
OWNER'S SIGNATURE

*[Signature]*  
*Laurie A. Smith*



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2023-001: Replat for Lot 26, Rainbo Acres

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 CERTIFICATE & DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS TRUMAN HEIGHTS, LLC BEING THE OWNER OF 1.222 acres of land situated in the William W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 24 of Rainbo Acres, Lot 24 & Lot 25, an addition to the City of Rockwall, according to the plat recorded as Instrument number 2021000007850, Plat Records of Rockwall County, Texas, (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southwest corner of said Lot 24, common to the northwest corner of said Lot 25, and being in the east right-of-way line of Ranch Trail (a 55' right-of-way);

THENCE N 12 degrees 09 minutes 51 seconds E, along the west line of said Lot 24, and the east line of said right-of-way, a distance of 199.51 feet, to a point for corner, at the northwest corner of said Lot 24 and being in the south line of Tract 16 of Rainbo Acres Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 20, (PRRCT), from which a PK nail found bear S 69 degrees 4 minutes 12 seconds E, a distance of 1.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the north line of said Lot 24, and the south line of said Tract 16, a distance of 331.09 feet, to a 1/2" iron rod found for corner;

THENCE S 89 degrees 37 minutes 02 seconds E, along said north line of Lot 24, and the south line of said Tract 16, a distance of 21.59 feet, to a 5/8" iron rod found for corner, at a common corner of said Lot 24 and Lot 25;

THENCE S 45 degrees 31 minutes 21 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 240.56 feet, to a 60d nail found for corner;

THENCE S 89 degrees 44 minutes 01 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 222.11 feet, to the POINT OF BEGINNING and containing 53,211 Square Feet or 1.222 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this replat, and designated herein as the RAINBO ACRES, LOT 24R, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, LOT 24R, subdivision have been notified and signed this plat. I 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 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 further acknowledge that the dedications and/or exactions 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: TRUMAN HEIGHTS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

BY: *[Signature]*

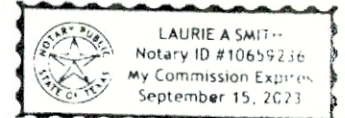
Before me, the undersigned authority, on this day personally appeared *[Signature]* known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Name: RAY MOORMAN

Given under my hand and seal of office this 9<sup>th</sup> day of JAN, 2028

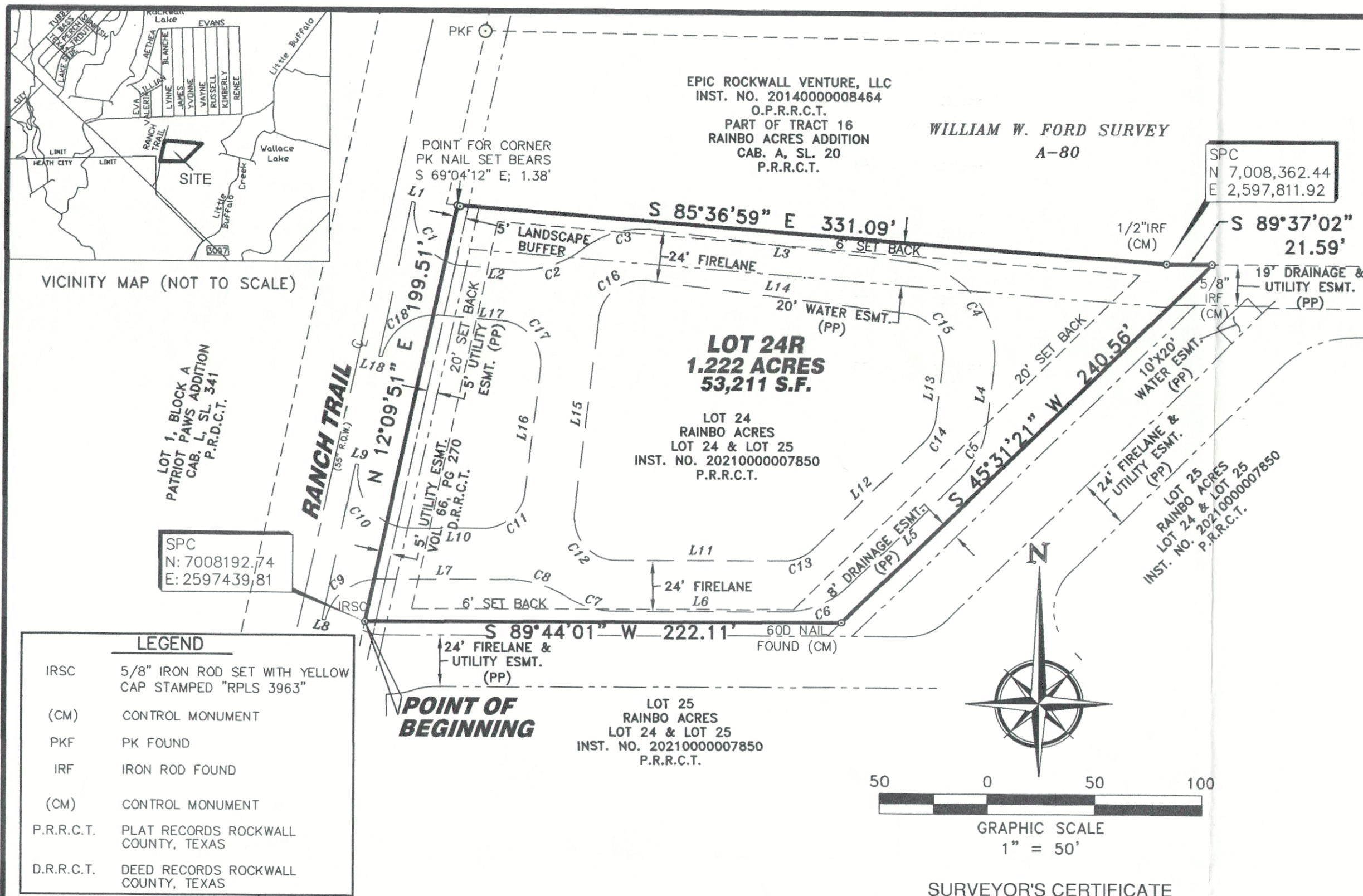
Title: PRESIDENT

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires:



**REPLAT OF  
LOT 24R  
RAINBO ACRES  
BEING A REPLAT OF  
RAINBO ACRES  
LOT 24 & LOT 25  
INSTRUMENT NUMBER  
2021000007850 (P.R.R.C.T.)  
1.222 ACRES  
1 LOT  
SITUATED IN THE  
WILLIAM W. FORD SURVEY, A-80  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

OWNERS  
**TRUMAN HEIGHTS, LLC**  
4741 PARKWOOD DR.  
ROCKWALL, TX 75032-2037  
(972) 722-3666  
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 428 DATE: DECEMBER 20, 2022 CASE NUMBER:



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Replat is released on 12/19/2022 for review by the City of Rockwall and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	41.99'	37.22'	S 37°28'46" E	96°13'22"
C2	50.00'	36.77'	35.95'	N 73°18'57" E	42°08'08"
C3	44.00'	34.17'	33.32'	N 74°29'53" E	44°30'01"
C4	44.00'	69.12'	62.23'	S 38°15'06" E	90°00'00"
C5	44.00'	29.78'	29.21'	N 26°08'07" E	38°46'27"
C6	44.00'	33.95'	33.12'	S 67°37'41" W	44°12'40"
C7	44.00'	25.06'	24.72'	S 73°56'57" E	32°38'03"
C8	50.00'	28.48'	28.10'	N 73°56'57" W	32°38'03"
C9	25.00'	33.56'	31.10'	S 51°15'22" W	76°55'06"
C10	44.00'	43.94'	38.50'	S 39°53'24" E	100°41'51"
C11	20.00'	28.97'	26.50'	N 48°14'27" E	82°59'07"
C12	20.00'	33.86'	29.96'	S 41°45'33" E	97°00'53"
C13	20.00'	15.43'	15.05'	S 67°37'41" W	44°12'40"
C14	20.00'	13.53'	13.28'	N 26°08'07" E	38°46'27"
C15	20.00'	31.42'	28.28'	N 38°15'06" W	90°00'00"
C16	20.00'	31.42'	28.28'	S 51°44'54" W	90°00'00"
C17	20.00'	32.24'	28.86'	N 39°26'03" W	92°21'53"
C18	25.00'	35.51'	32.60'	S 53°40'01" W	81°23'37"

LINE	BEARING	DISTANCE
L1	S 78°11'45" E	1.50
L2	N 85°36'59" W	21.82
L3	S 83°15'06" E	121.43
L4	S 06°44'54" W	26.66
L5	S 45°31'21" W	71.19
L6	S 89°44'01" W	77.43
L7	S 89°44'01" W	60.93
L8	S 78°20'34" E	1.53
L9	S 78°18'53" E	1.49
L10	N 89°44'01" E	33.39
L11	N 89°44'01" E	77.43
L12	N 45°31'21" E	71.18
L13	S 06°44'54" W	26.68
L14	N 83°15'06" W	121.43
L15	S 06°44'54" W	91.63
L16	S 06°44'54" W	57.59
L17	S 85°36'59" E	29.47
L18	S 78°11'45" E	1.50

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission, Chairman Date \_\_\_\_\_

APPROVED \_\_\_\_\_

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, 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, this \_\_\_ day of \_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

- GENERAL NOTES:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.
  - (PP) indicates building lines, easements, right-of-ways, dimensions, etc. are per plat referenced from Instrument Number 2021000007850.



# 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:** February 21, 2023  
**APPLICANT:** Ryan Moorman; *Truman Heights, LLC*  
**CASE NUMBER:** P2023-001; *Replat for Lot 26, Rainbo Acres Addition*

---

### SUMMARY

Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 1.222-acre parcel of land (*i.e. Lot 24 and Lot 25, Rainbo Acres Addition*) for the purpose of creating one (1) parcels of land (*i.e. Lots 26, Rainbo Acres Addition*) and establishing the fire lanes and utility easements necessary to convert an existing single-family home into an *office building* on the subject property.
- On May 17, 2004, the subject property was annexed by *Ordinance No. 04-34 [Case No. A2004-001]*. On December 4, 2017, the City Council approved a Replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 and 23*) from the adjacent property in order for it to be developed for the construction of a mini-warehouse facility on Lot 23. On September 10, 2019, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2019-031]* for a 4,950 SF *Office Building*.
- 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 City Council chooses to approve the Replat for Lot 26, *Rainbo Acres 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.

**PLANNING AND ZONING COMMISSION**

On February 7, 2023, the Planning and Zoning Commission approved a motion to approve the Replat with a vote of 6-0, with Commissioner Womble 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 **259 and 263 RANCH TRAIL DRIVE**

SUBDIVISION **RAINBO ACRES LOT 24 AND 25** LOT **24** BLOCK

GENERAL LOCATION **EAST SIDE RANCH TRAIL NORTH OF HORIZON**

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

CURRENT ZONING **COMMERCIAL** CURRENT USE **OFFICE WAREHOUSE**

PROPOSED ZONING **SAME** PROPOSED USE **SAME**

ACREAGE **1.222 AC.** LOTS [CURRENT] **2** LOTS [PROPOSED] **1**

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

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

OWNER **TRUMAN HEIGHTS LLC**  APPLICANT **SAME AS OWNER**

CONTACT PERSON **RYAN MOORMAN** CONTACT PERSON

ADDRESS **259 RANCH TRAIL** ADDRESS

CITY, STATE & ZIP **ROCKWALL TX 75032** CITY, STATE & ZIP

PHONE **972-722-2408** PHONE

E-MAIL **RYAN@RDMOORMANINC.COM** E-MAIL

## NOTARY VERIFICATION [REQUIRED]

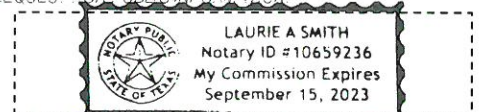
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOORMAN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$324.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF JANUARY, 2023, 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 4th DAY OF January, 2023

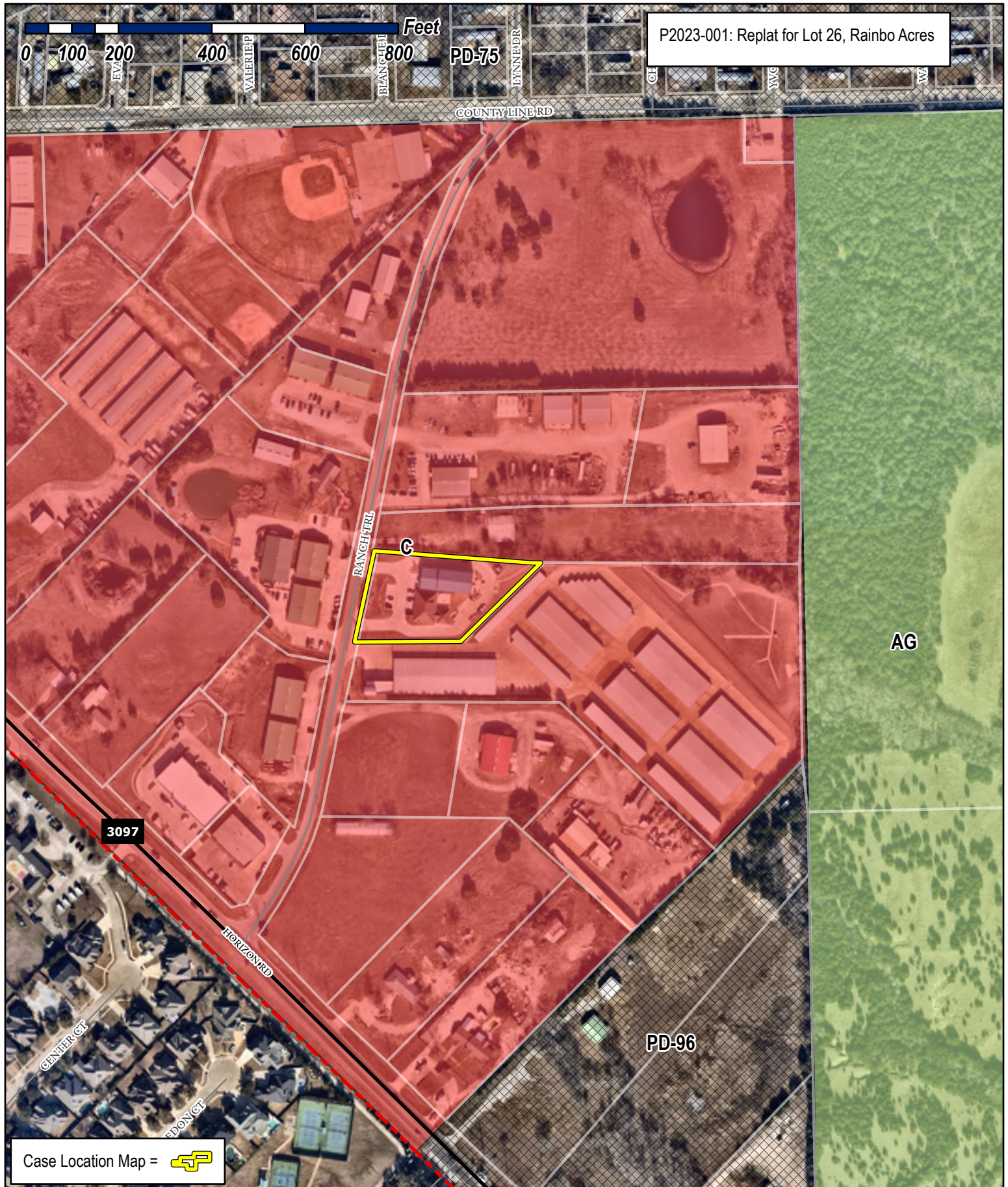
OWNER'S SIGNATURE

*[Signature]*  
*[Signature]*




MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2023-001: Replat for Lot 26, Rainbo Acres

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 CERTIFICATE & DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS TRUMAN HEIGHTS, LLC BEING THE OWNER OF 1.222 acres of land situated in the William W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 24 of Rainbo Acres, Lot 24 & Lot 25, an addition to the City of Rockwall, according to the plat recorded as Instrument number 2021000007850, Plat Records of Rockwall County, Texas, (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southwest corner of said Lot 24, common to the northwest corner of said Lot 25, and being in the east right-of-way line of Ranch Trail (a 55' right-of-way);

THENCE N 12 degrees 09 minutes 51 seconds E, along the west line of said Lot 24, and the east line of said right-of-way, a distance of 199.51 feet, to a point for corner, at the northwest corner of said Lot 24 and being in the south line of Tract 16 of Rainbo Acres Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 20, (PRRCT), from which a PK nail found bear S 69 degrees 4 minutes 12 seconds E, a distance of 1.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the north line of said Lot 24, and the south line of said Tract 16, a distance of 331.09 feet, to a 1/2" iron rod found for corner;

THENCE S 89 degrees 37 minutes 02 seconds E, along said north line of Lot 24, and the south line of said Tract 16, a distance of 21.59 feet, to a 5/8" iron rod found for corner, at a common corner of said Lot 24 and Lot 25;

THENCE S 45 degrees 31 minutes 21 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 240.56 feet, to a 60d nail found for corner;

THENCE S 89 degrees 44 minutes 01 seconds W, along a common line of said Lot 24 and Lot 25, a distance of 222.11 feet, to the POINT OF BEGINNING and containing 53,211 Square Feet or 1.222 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this replat, and designated herein as the RAINBO ACRES, LOT 24R, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, LOT 24R, subdivision have been notified and signed this plat. I 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 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 further acknowledge that the dedications and/or exactions 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: TRUMAN HEIGHTS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

BY: *[Signature]*

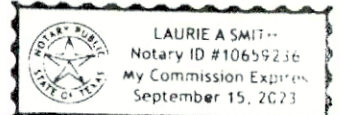
Before me, the undersigned authority, on this day personally appeared *[Signature]* known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Name: RAY MOORMAN

Given under my hand and seal of office this 9<sup>th</sup> day of JAN, 2028

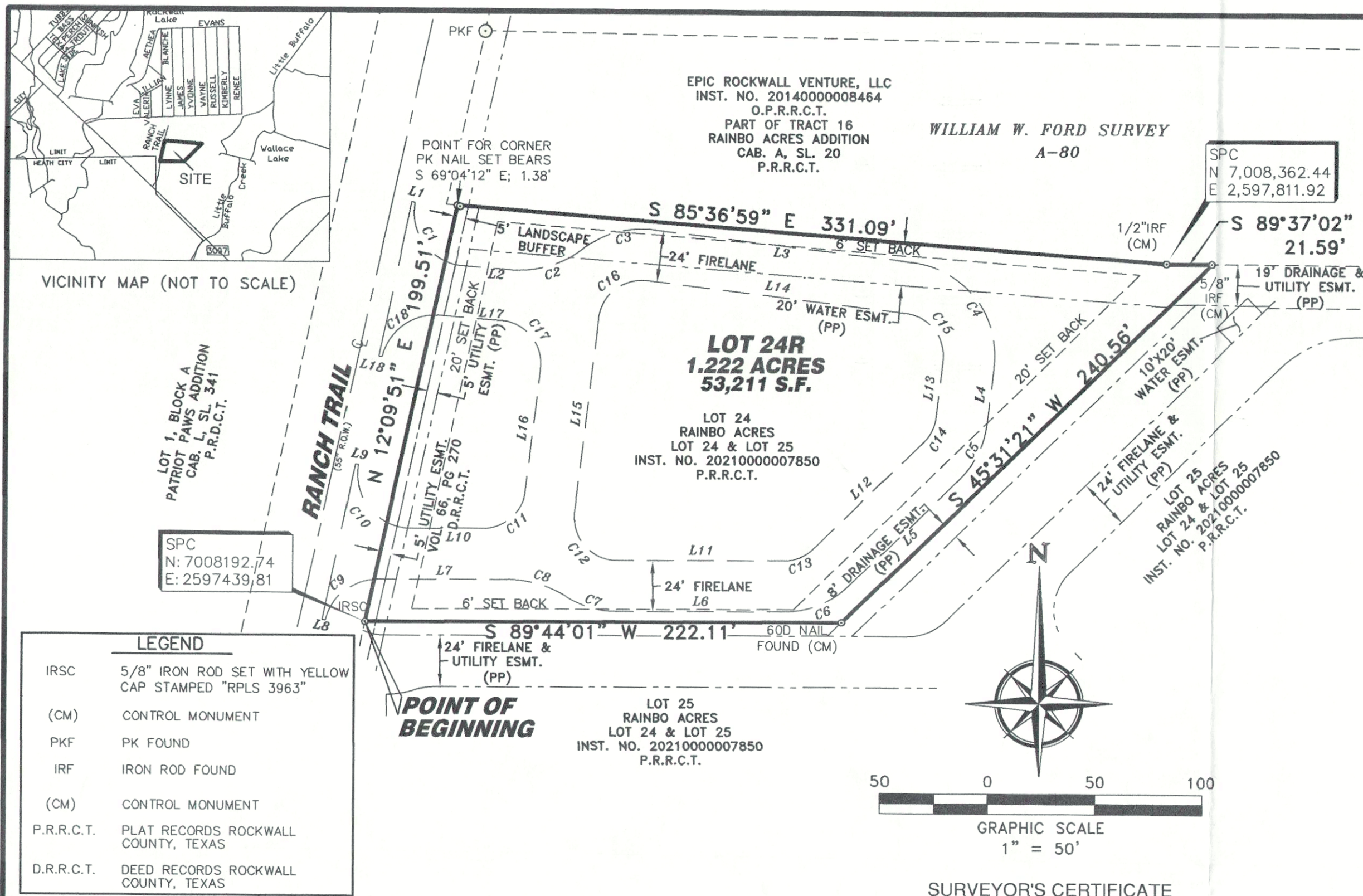
Title: PRESIDENT

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires:



**REPLAT OF  
LOT 24R  
RAINBO ACRES  
BEING A REPLAT OF  
RAINBO ACRES  
LOT 24 & LOT 25  
INSTRUMENT NUMBER  
2021000007850 (P.R.R.C.T.)  
1.222 ACRES  
1 LOT  
SITUATED IN THE  
WILLIAM W. FORD SURVEY, A-80  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

OWNERS  
**TRUMAN HEIGHTS, LLC**  
4741 PARKWOOD DR.  
ROCKWALL, TX 75032-2037  
(972) 722-3666  
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 428 DATE: DECEMBER 20, 2022 CASE NUMBER:



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Replat is released on 12/19/2022 for review by the City of Rockwall and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C3	44.00'	34.17'	33.32'	N 74°29'53" E	44°30'01"
C4	44.00'	69.12'	62.23'	S 38°15'06" E	90°00'00"
C5	44.00'	29.78'	29.21'	N 26°08'07" E	38°46'27"
C6	44.00'	33.95'	33.12'	S 67°37'41" W	44°12'40"
C7	44.00'	25.06'	24.72'	S 73°56'57" E	32°38'03"
C8	50.00'	28.48'	28.10'	N 73°56'57" W	32°38'03"
C9	25.00'	33.56'	31.10'	S 51°15'22" W	76°55'06"
C10	44.00'	43.94'	38.50'	S 39°53'24" E	100°41'51"
C11	20.00'	28.97'	26.50'	N 48°14'27" E	82°59'07"
C12	20.00'	33.86'	29.96'	S 41°45'33" E	97°00'53"
C13	20.00'	15.43'	15.05'	S 67°37'41" W	44°12'40"
C14	20.00'	13.53'	13.28'	N 26°08'07" E	38°46'27"
C15	20.00'	31.42'	28.28'	N 38°15'06" W	90°00'00"
C16	20.00'	31.42'	28.28'	S 51°44'54" W	90°00'00"
C17	20.00'	32.24'	28.86'	N 39°26'03" W	92°21'53"
C18	25.00'	35.51'	32.60'	S 53°40'01" W	81°23'37"

LINE	BEARING	DISTANCE
L1	S 78°11'45" E	1.50
L2	N 85°36'59" W	21.82
L3	S 83°15'06" E	121.43
L4	S 06°44'54" W	26.66
L5	S 45°31'21" W	71.19
L6	S 89°44'01" W	77.43
L7	S 89°44'01" W	60.93
L8	S 78°20'34" E	1.53
L9	S 78°18'53" E	1.49
L10	N 89°44'01" E	33.39
L11	N 89°44'01" E	77.43
L12	N 45°31'21" E	71.18
L13	S 06°44'54" W	26.68
L14	N 83°15'06" W	121.43
L15	S 06°44'54" W	91.63
L16	S 06°44'54" W	57.59
L17	S 85°36'59" E	29.47
L18	S 78°11'45" E	1.50

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, 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, this \_\_\_ day of \_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

- GENERAL NOTES:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.
  - (PP) indicates building lines, easements, right-of-ways, dimensions, etc. are per plat referenced from Instrument Number 2021000007850.



DATE: February 27, 2023

TO: Ryan Moorman  
259 Ranch Trail  
Rockwall, TX 75032

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

SUBJECT: P2023-001: *Replat for Lot 26 of the Rainbo Acres Addition*

Mr. Moorman:

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 February 21, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 7, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Womble absent.

City Council

On February 21, 2023, the City Council approved a motion to approve the Final Plat with 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 (See below) made out to the *Rockwall County Clerk's Office*.

**FILING FEES:**

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

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

  
Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department