



**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.

P2023-009

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 **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

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

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **2**

**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 **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD  
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD  
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

## NOTARY VERIFICATION [REQUIRED]

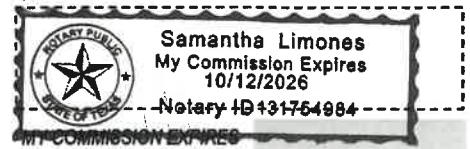
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

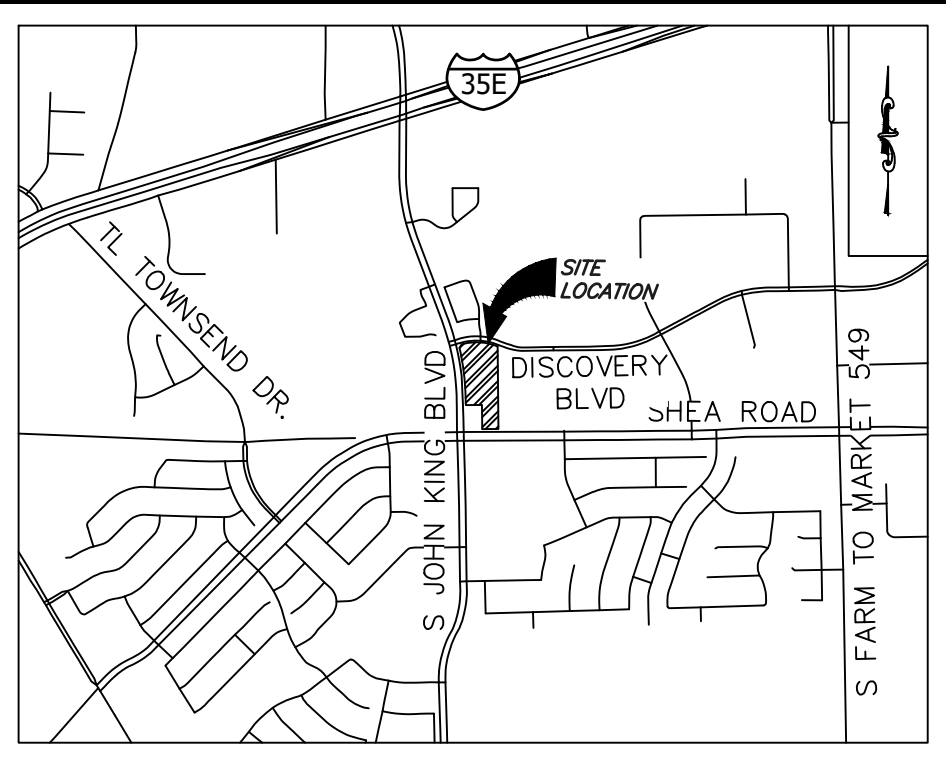
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF April, 2023.

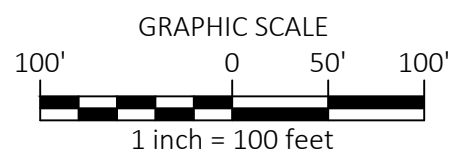
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

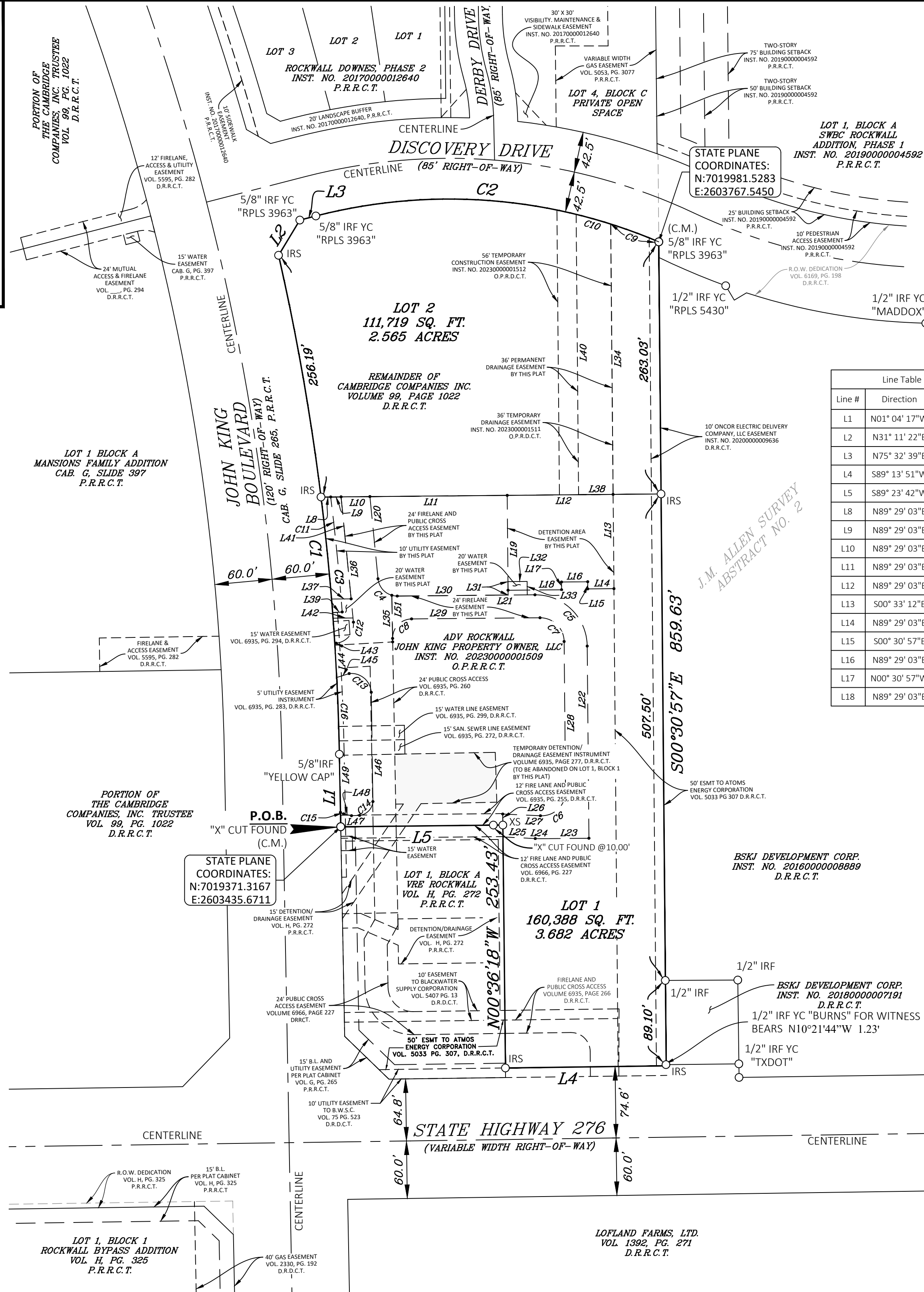
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET w/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06°57'02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85°40'55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04°05'01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48°04'32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45°30'57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46°04'35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45°30'57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44°12'23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05°43'33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39°21'53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49°44'28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43°59'04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62°20'27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01°57'23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

**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.**

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933

**FINAL PLAT**  
OF  
**CAMBRIDGE ESTATES**  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22527-FINAL PLAT-WTH.DWG  
FILE LOCATION: S:\Survey\Team\Projects\2022\22527-Advantage Storage Rockwall\3.68 acres\ACAD\Sheets\22527-FINAL PLAT-WTH.dwg  
PLOT DATE: 4/14/2023 10:31 AM

**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, \_\_\_\_\_, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CAMBRIDGE ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

The Cambridge Companies, Inc., Trustee

By: \_\_\_\_\_ Date: \_\_\_\_\_
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUT HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**SURVEYOR**

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
114-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

**CIVIL**

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

**DEVELOPER/ OWNER**

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

**FINAL PLAT**

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'  
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'  
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'  
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'  
Delta: 011° 45' 28.60" Tangent: 263.60'  
Chord: 524.43' Course: N06° 57' 02"W  
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E  
RP North: 7019399.08' East: 2600874.70'  
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'  
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres  
Error Closure: 0.01 Course: S18° 38' 18"E  
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'  
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'  
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'  
Delta: 037° 32' 49.81" Tangent: 189.50'  
Chord: 358.84' Course: S85° 40' 55"E  
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E  
RP North: 7019468.70' East: 2603548.89'  
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

The Basis of Bearing is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum 1983,  
Adjustment Realization 2011.

Course: S00° 30' 57"E Length: 859.63'  
North: 7019121.93' East: 2603775.28'

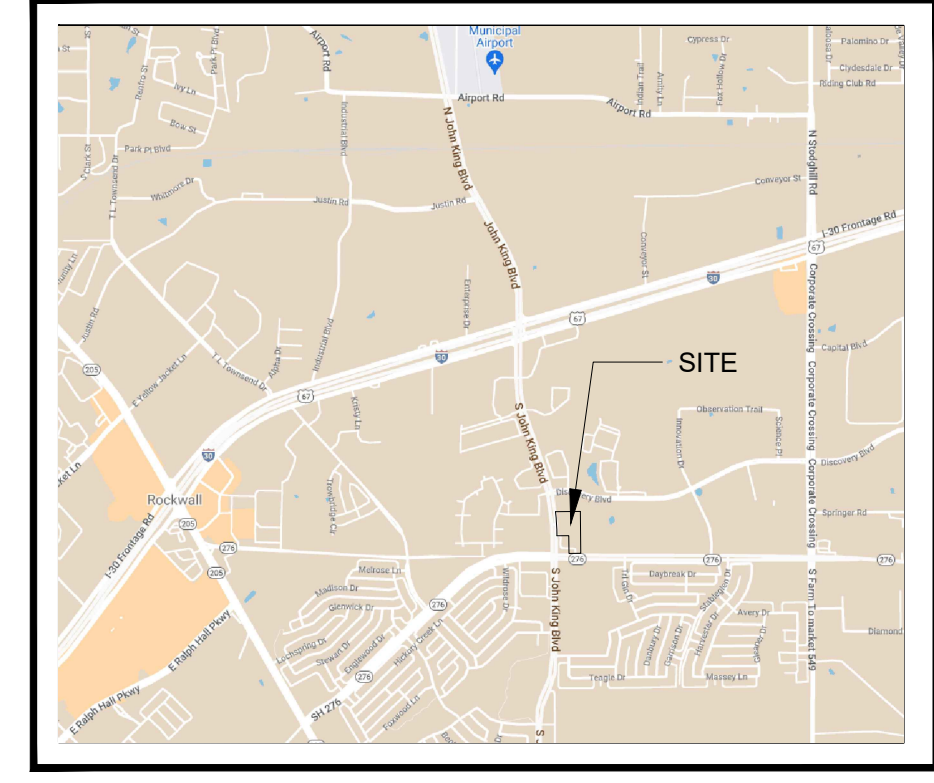
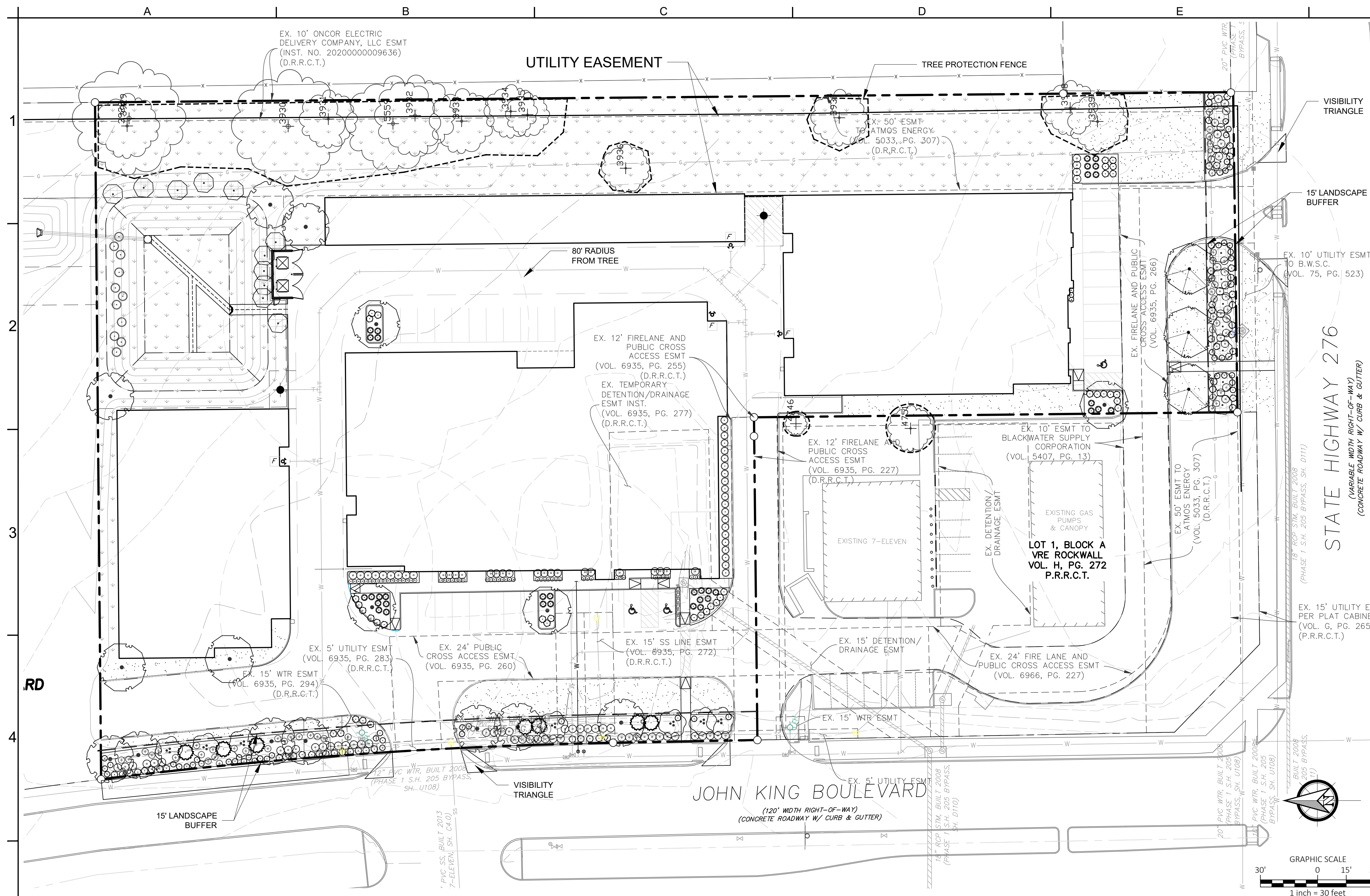
## CLOSURE SHEET

CAMBRIDGE ESTATES  
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4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-1019461, 214.396.2339  
www.urbanstrategy.us

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.



**EVERGREEN DESIGN GROUP**  
 (800) 680-6630  
 15455 Dallas Pkwy, Ste 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com

VICINITY MAP  
(NOT TO SCALE)

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	3	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	14'-16" HT
	10	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL	14'-16" HT
	6	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
*12 CANOPY TREES TO BE USED FOR MITIGATION, ALL CANOPY TREES MUST BE 4" CAL.				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL 1" / STEM	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW	3" CAL 1" / STEM	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	21	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	107	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	39	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN. 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	34	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	95	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	32	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	53	RUPELLIA BRITTONIANA 'KATIE' KATIE'S DWARF PETUNIA	3 GAL	
	12,745 SF	CYNODON 'TIF-TUF' TIF-TUF HYBRID BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	

**LANDSCAPE STANDARDS**

<p><b>05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL</b>          REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:</p> <p>15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN. - 48" MAX. HT.</p> <p>JOHN KING BLVD.:          REQUIRED PLANTING:          PROVIDED 15' BUFFER:</p> <p>ST. HWY. 276 OVERLAY DISTRICT:          ±167.8 STREET FRONTAGE</p> <p>REQUIRED PLANTING:          PROVIDED 15' BUFFER:</p> <p>EAST PROPERTY LINE BUFFER:          NOT REQUIRED. PROPERTY ZONED PD-10</p> <p>NORTH PROPERTY LINE BUFFER:          NOT REQUIRED. PROPERTY ZONED LIGHT INDUSTRIAL</p> <p><b>05.02 LANDSCAPE SCREENING</b>          REQ. HEADLIGHT SCREENING          SCREENING FROM RESIDENTIAL</p> <p>NOT APPLICABLE          NOT APPLICABLE</p>	<p><b>05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT</b>          TOTAL SITE AREA:          ±160,353 SF          LANDSCAPE AREA REQUIRED TOTAL SITE:          32,071 SF (20%)          LANDSCAPE PROVIDED, TOTAL SITE:          ±58,742 SF (36.6%)</p> <p>LOCATION OF LANDSCAPING:          MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF &amp; ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.</p> <p>LANDSCAPE AREAS IN FRONT &amp; SIDES OF BUILDINGS:          ±40,718 SF (69%)</p> <p>MIN. SIZE OF AREAS:          ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA</p> <p>DETENTION BASIN (XERISCAPE OPTION):          MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA</p> <p>PROPOSED DETENTION BASIN LANDSCAPING:          5,649 / 750 = 8 SHRUBS + NATIVE GRASSES</p> <p>PARKING LOT LANDSCAPING          MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.</p> <p>PROPOSED PARKING AREA:          ±29,004 SF</p> <p>REQ. PARKING LOT LANDSCAPING:          ±1,450 SF (29,004 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK</p> <p>PROPOSED PARKING LOT LANDSCAPING:          ±1,528 SF (5%)          34 PARKING SPACES / 10 = 3 TREES          5 CANOPY TREES</p>
--	--

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 1" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**TREE MITIGATION SUMMARY**

TOTAL MITIGATION REQUIRED:	45.75"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (12) TO BE PLANTED ONSITE:	48.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	48.0"



APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN  
 DIRECTOR OF PLANNING AND ZONING

SITE DATA TABLE	
EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3,682 AC (160,388 SF)
SITE AREA (LOT 3):	2,585 AC (111,719 SF)
TOTAL SITE AREA:	6,267 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (69%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1 0.66:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	

REVISION

NO. DATE

TEL: 214-295-8775

www.urbanstructure.com

**URBAN STRUCTURE**  
 8300 Walnut Hill Lane, Suite 905  
 Dallas, Texas 75231  
 Firm Registration #F-2252

REGISTERED LANDSCAPE ARCHITECT  
 CURRY R. BRANCO  
 STATE OF TEXAS  
 3423  
 03/15/2023

**ADVANTAGE STORAGE**  
 1701 STATE HIGHWAY 276  
 OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLANTING PLAN**

PROJECT: 07/14/2022  
 ADVANTAGE STORAGE

CLIENT: LL  
 DRAWN BY: LL  
 DESIGNER: LL  
 REVIEWER: BP  
 U.S. PROJECT: 2257

SHEET  
**LP-1**

PLANTING SPECIFICATIONS

GENERAL

- 1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
2. SCOPE OF WORK
3. PRODUCTS

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
C. SOIL
D. TOPSOIL
E. COMPOST
F. FERTILIZER
G. TREE STAKING AND GUYING
H. MULCH
I. STEEL EDGING
J. PRE-EMERGENT HERBICIDES

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE.
2. SOIL TESTING
3. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDED RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STRIP FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.

GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-12" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES.
4. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

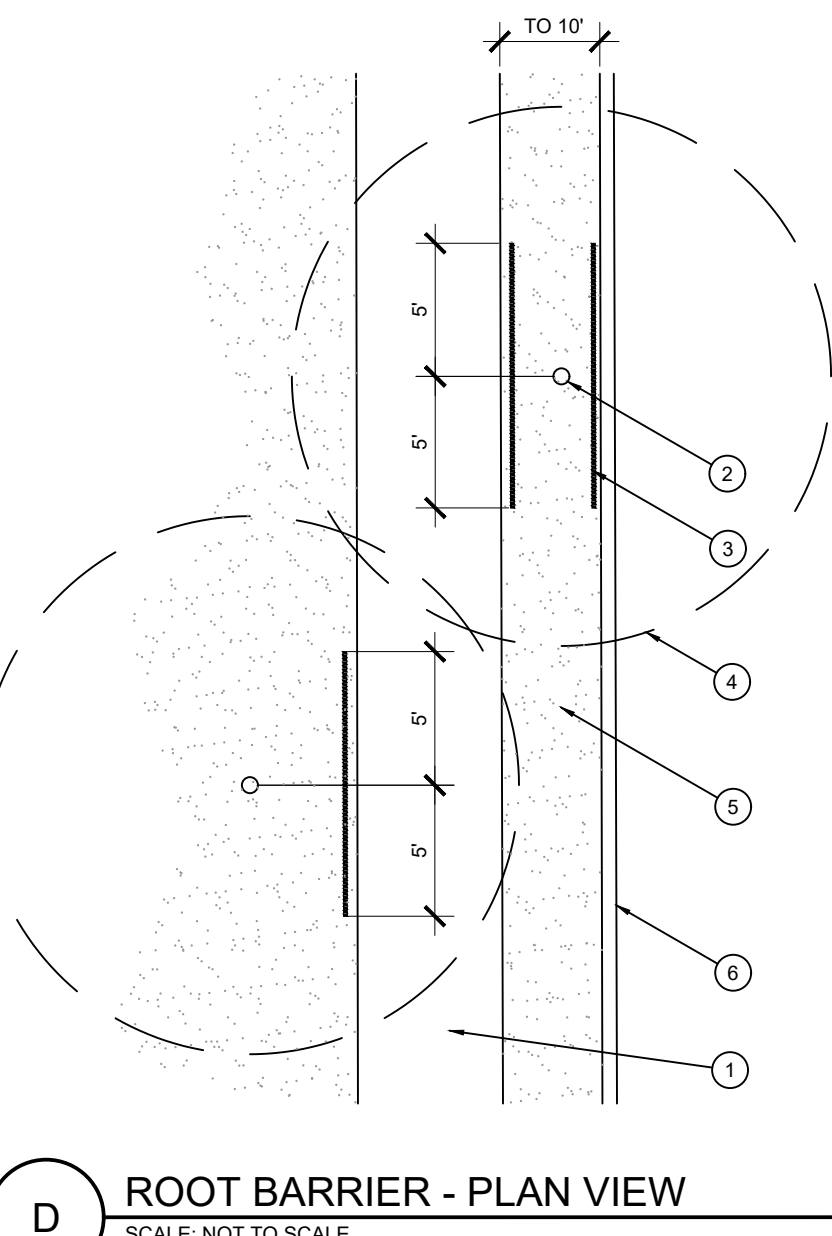
- 5. SHRUB, PERENNIAL AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2' LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

- 4. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

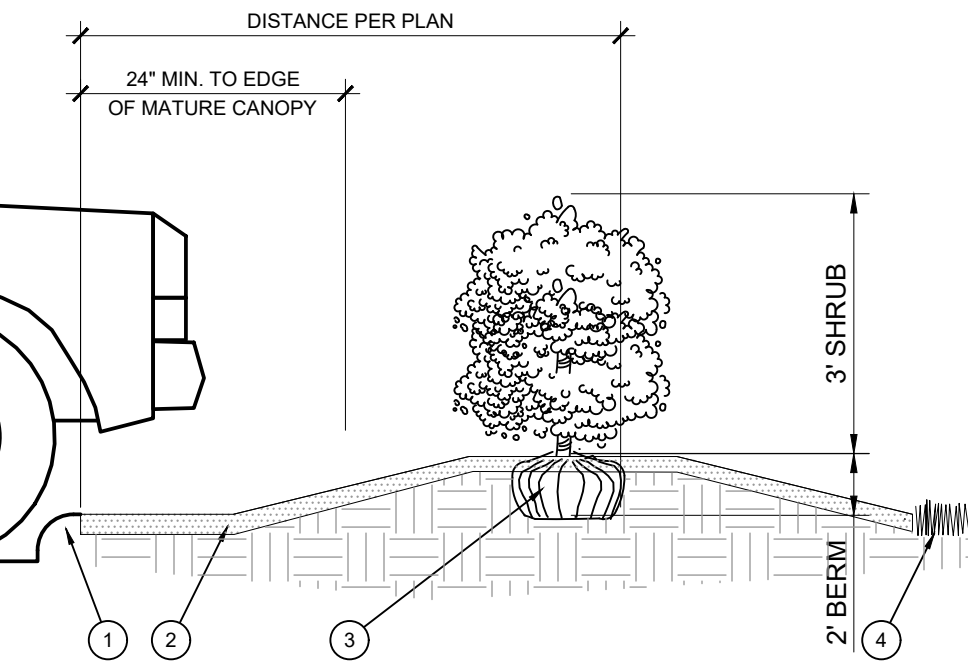
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTS PLANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS).
3. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPAIRS TO PLANTS WHICH PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

OPEN LANDSCAPE OR ISLAND



ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE



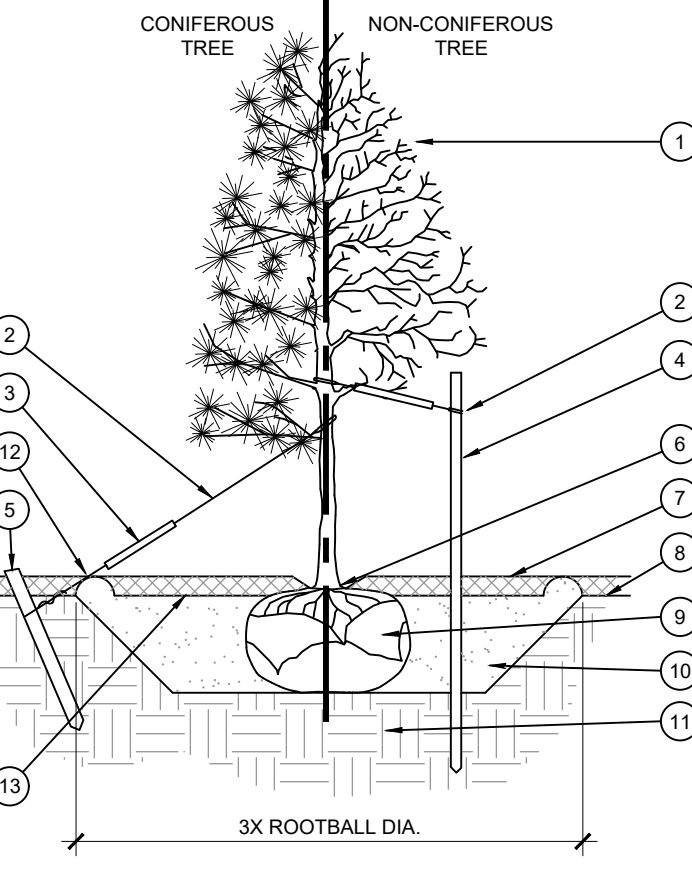
SHRUB AND PERENNIAL PLANTING SCALE: NTS

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

IRRIGATION CONCEPT

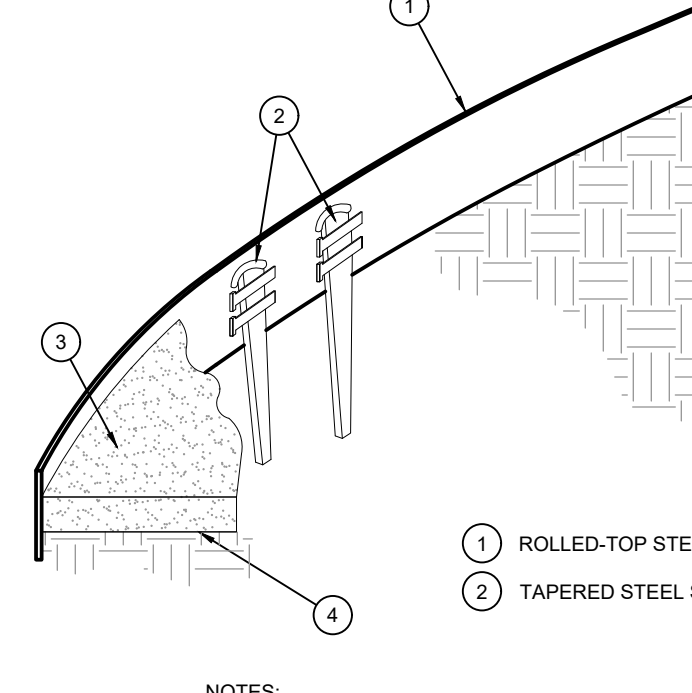
- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.



TREE PLANTING SCALE: NOT TO SCALE

SHRUB AND PERENNIAL PLANTING

SCALE: NTS



STEEL EDGING SCALE: NOT TO SCALE

- 1. TREE CANOPY.
2. CINCH-TIES (24" BOXZ 12 GAUGE GALVANIZED WIRE WITH STRAPS AT TREE AND TAKE (30" BOX) THE STRAPS TO BE JUST ABOVE LOWEST BRANCHES OVER WIRES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRE.
4. GREEN STEEL T-POSTS UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

- 1. SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

- 1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

- 1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- 1. INSTALLED ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.
NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL MULCH ON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MULCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES BY 60X2 1/2 CAL. AND LARGER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK MOVEMENT IN WIND, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

GREEN DESIGN GROUP logo and contact information including phone number (800) 680-6630 and website www.EvergreenDesignGroup.com

URBAN STRUCTURE logo and address 8440 Walnut Hill Lane, Suite 905 Dallas, Texas 75231

Professional seal for a landscape architect in the State of Texas, dated 01/31/2023.

ADVANTAGE STORAGE 1701 STATE HIGHWAY 276 OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANTING DETAILS & SPECS sheet title block with project information and drawing details.

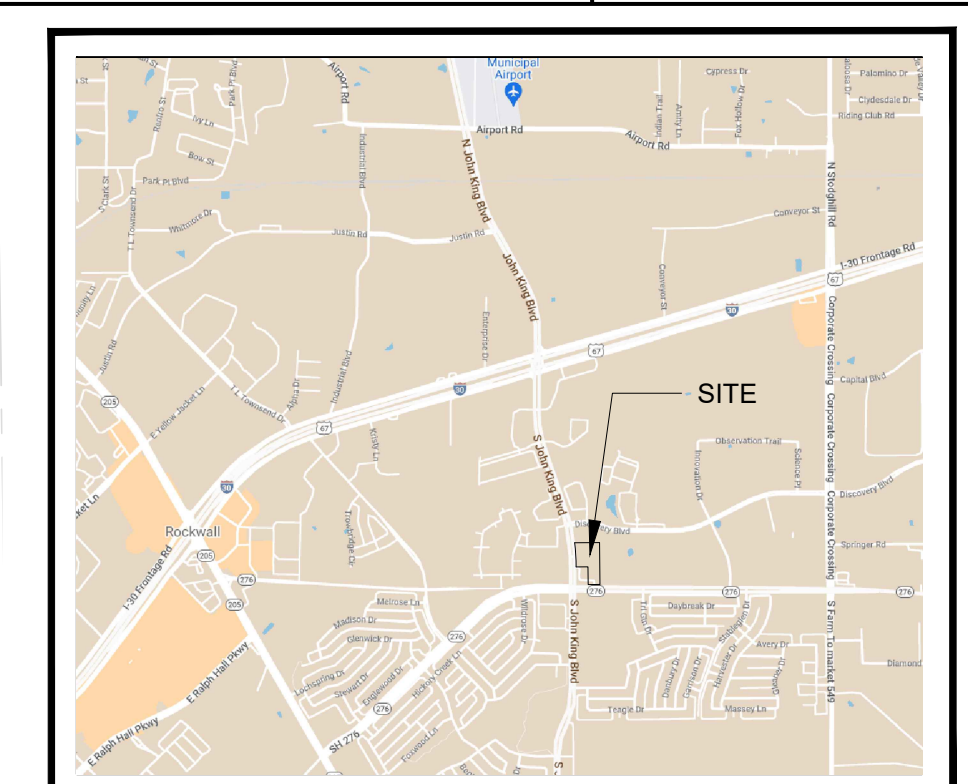
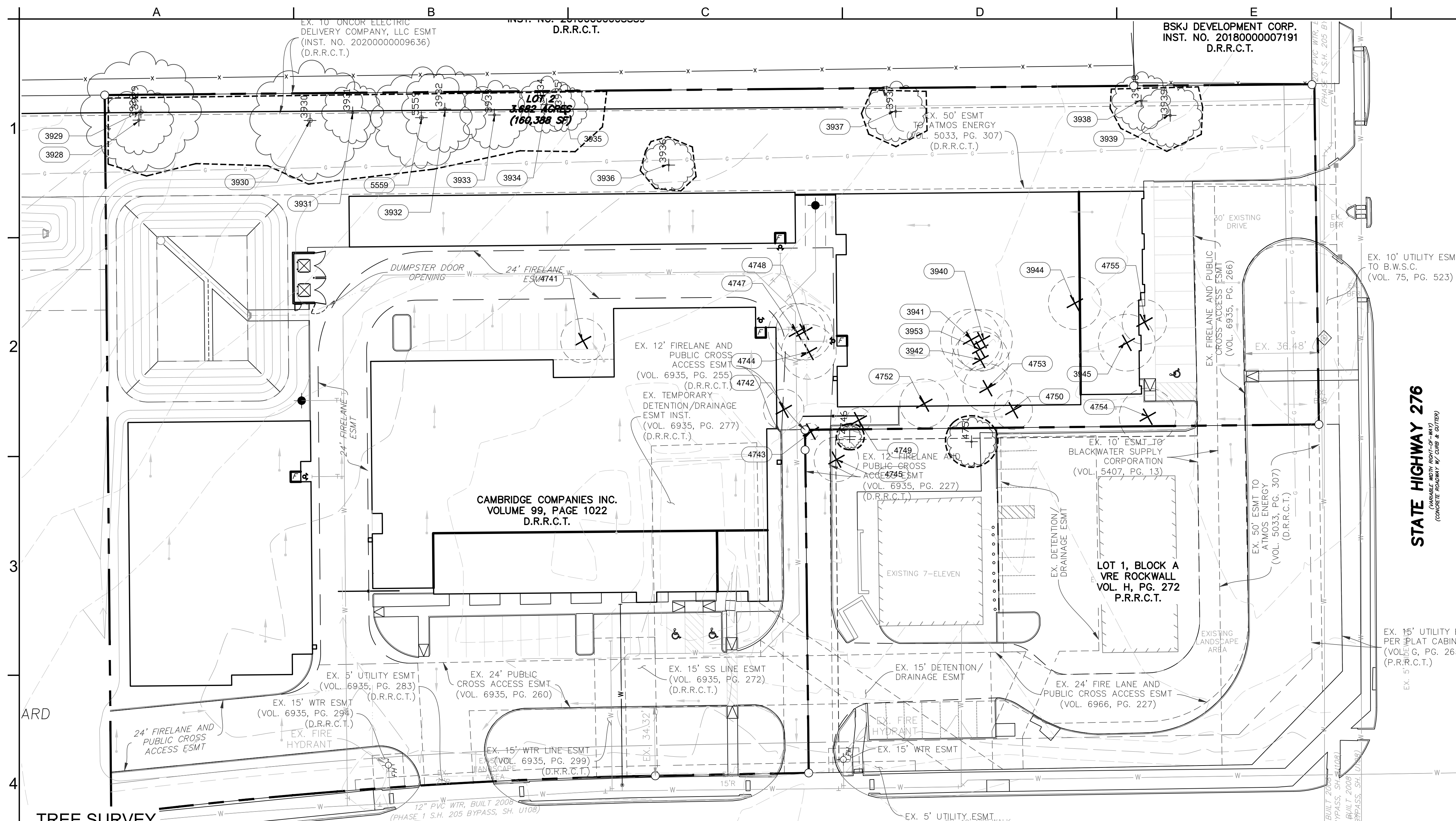
SHEET LP-2

CITY CASE NO. #####

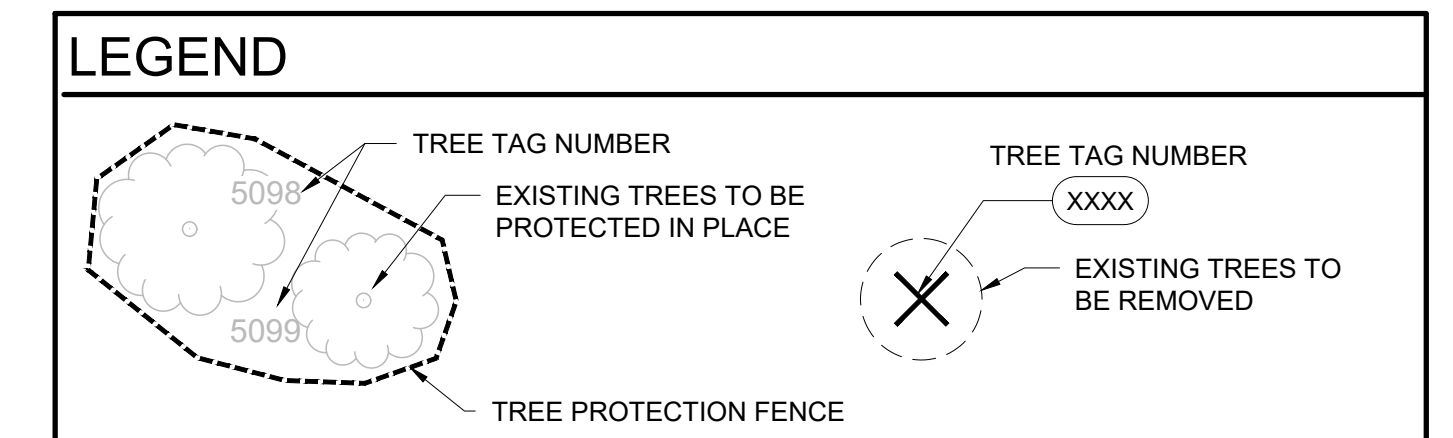
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_. WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_. PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

FILE NAME: ADVANTAGE STORAGE ROCKWALL LP\_2023-01-31.DWG

REVISION DATE RAC DATE



VICINITY MAP  
(NOT TO SCALE)



**NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.**

**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.**

**TREE SURVEY**

TAG#	SPECIES	DBH (INCHES)	FEATURE TREE PRESERVE	FUTURE TREE REMOVE 1:2 MITIGATION	PRIMARY PROTECTED PRESERVE	PRIMARY PROTECTED REMOVE 1:1 MITIGATION	SECONDARY PROTECTED PRESERVE	SECONDARY PROTECTED REMOVE 0.5:1 MITIGATION	NON-PROTECTED	NOTES
3928	HACKBERRY CELTIS OCCIDENTALIS	16					16			DAMAGED TREE
3929	HACKBERRY CELTIS OCCIDENTALIS	29	29							POISONOUS VINES ROT
3930	HACKBERRY CELTIS OCCIDENTALIS	28	28							ROT HAZARD
3931	HACKBERRY CELTIS OCCIDENTALIS	14					14			POISONOUS VINES
3932	HACKBERRY CELTIS OCCIDENTALIS	20					20			DAMAGED TREE
3933	HACKBERRY CELTIS OCCIDENTALIS	16					16			CAVITIES
3934	HACKBERRY CELTIS OCCIDENTALIS	13					13			IRREGULAR CANOPY
3935	HACKBERRY CELTIS OCCIDENTALIS	18					18			
3936	HACKBERRY CELTIS OCCIDENTALIS	12					12			HAZARD ROT
3937	HACKBERRY CELTIS OCCIDENTALIS	14					14			ROT AT BASE
3938	HACKBERRY CELTIS OCCIDENTALIS	14					14			FENCELINE
3939	HACKBERRY CELTIS OCCIDENTALIS	15					15			ROT
3940	HACKBERRY CELTIS OCCIDENTALIS	15					15			IRREGULAR CANOPY
3941	HACKBERRY CELTIS OCCIDENTALIS	15					15			CROWDED
3942	HACKBERRY CELTIS OCCIDENTALIS	14					14			IRREGULAR CANOPY
3944	HACKBERRY CELTIS OCCIDENTALIS	13					13			DECLINE
3945	HACKBERRY CELTIS OCCIDENTALIS	14					14			LEANING POISONOUS VINES
3953	HACKBERRY CELTIS OCCIDENTALIS	11					11			POISONOUS VINES IRREGULAR CANOPY
3953	HACKBERRY CELTIS OCCIDENTALIS	18					18			HAZARD ROT
4740	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			
4741	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			IRREGULAR CANOPY
4742	PEAR PYRUS CALLERYANA	10				10				IRREGULAR CANOPY TRUNK DECAY
4743	HERCULES CLUB ZANTHOXYLUM CLAVAHERCULIS	4				4				
4744	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	13.5					13.5			
4745	HACKBERRY CELTIS OCCIDENTALIS	11					11			
4747	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			POISONOUS VINES
4748	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			IRREGULAR CANOPY POISONOUS VINES
4749	HONEY LOCUST	6					6		6	NON-PROTECTED TREE
4750	HONEY LOCUST	9.5					9.5		9.5	NON-PROTECTED TREE
4752	HONEY LOCUST	12					12		12	NON-PROTECTED TREE
4753	HACKBERRY CELTIS OCCIDENTALIS	12					12			BRIAR VINES
4754	HACKBERRY CELTIS OCCIDENTALIS	14					14			
4755	HACKBERRY CELTIS OCCIDENTALIS	11					11			IRREGULAR CANOPY POISONOUS VINES
5559	HACKBERRY CELTIS OCCIDENTALIS	24					24			ROT CAVITIES STINGING INSECTS
TOTALS		486	57	0	0	14	176	211.5	27.5	
1:2 MITIGATION										
1:1 MITIGATION						14				
0.5:1 MITIGATION								105.75		
TOTAL MITIGATION (INCHES)								119.75		

**TREE MITIGATION SUMMARY**

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

**TREE SURVEY (CONT.)**

TAG#	SPECIES	DBH	COMMENTS
4746	HONEY LOCUST	5.5	OFF SITE, TO REMAIN
4751	HACKBERRY CELTIS OCCIDENTALIS	11	OFF SITE, TO REMAIN

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING

**SITE DATA TABLE**

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3.682 AC (160,388 SF)
SITE AREA (LOT 3):	2.565 AC (111,719 SF)
TOTAL SITE AREA:	6.247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE      OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF      4,400 SF
BUILDING B (1 STORY):	11,350 SF      0 SF
BUILDING C (1 STORY):	4,000 SF      0 SF
BUILDING D (1 STORY):	13,100 SF      3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
	REQUIRED      PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%)      56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1      0.6:1
MAXIMUM BUILDING HEIGHT:	60 FT      42 FT
LANDSCAPE AREA:	32,078 SF (20%)      58,982 SF (36.8%)
	MINI-WAREHOUSE      OFFICE SUITES
PARKING REQUIRED:	9 STALLS      25 STALLS
	(3 STALLS + 1/100 UNITS)      (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	

REVISION

NO.      DATE

TEL: 214-295-8775

www.urbanstructure.com

**URBAN STRUCTURE**

8300 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231  
Firm Registration #F-2252

REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
3423  
01/31/2023

**ADVANTAGE STORAGE**  
1701 STATE HIGHWAY 276  
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**TREESCPE PLAN**

PROJECT: 07/14/2022

CLIENT: ADVANTAGE STORAGE

DRAWN BY: LL

DESIGNER: LL

REVIEWER: BP

U.S. PROJECT: 22577

SHEET TITLE: TD-1



**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- THE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

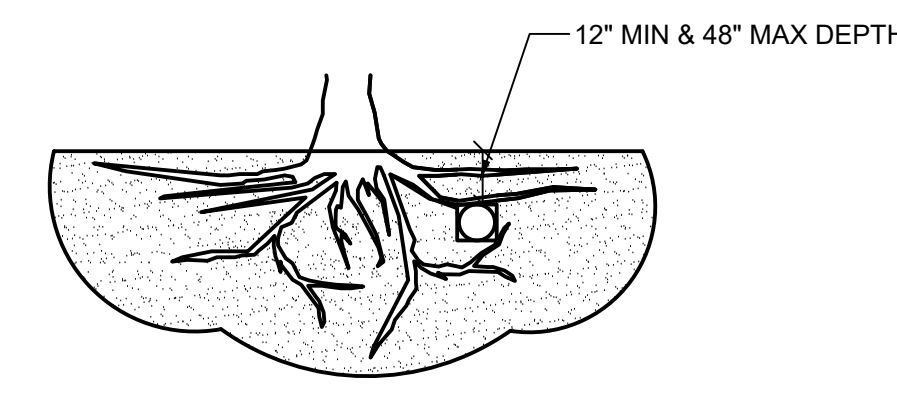
**CONSTRUCTION METHODS**

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
  - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

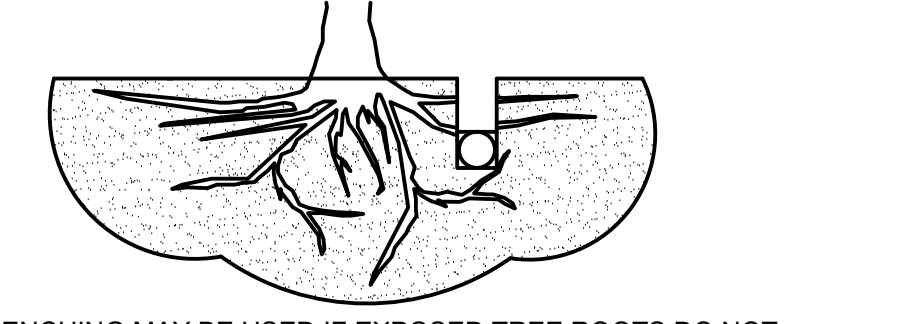
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

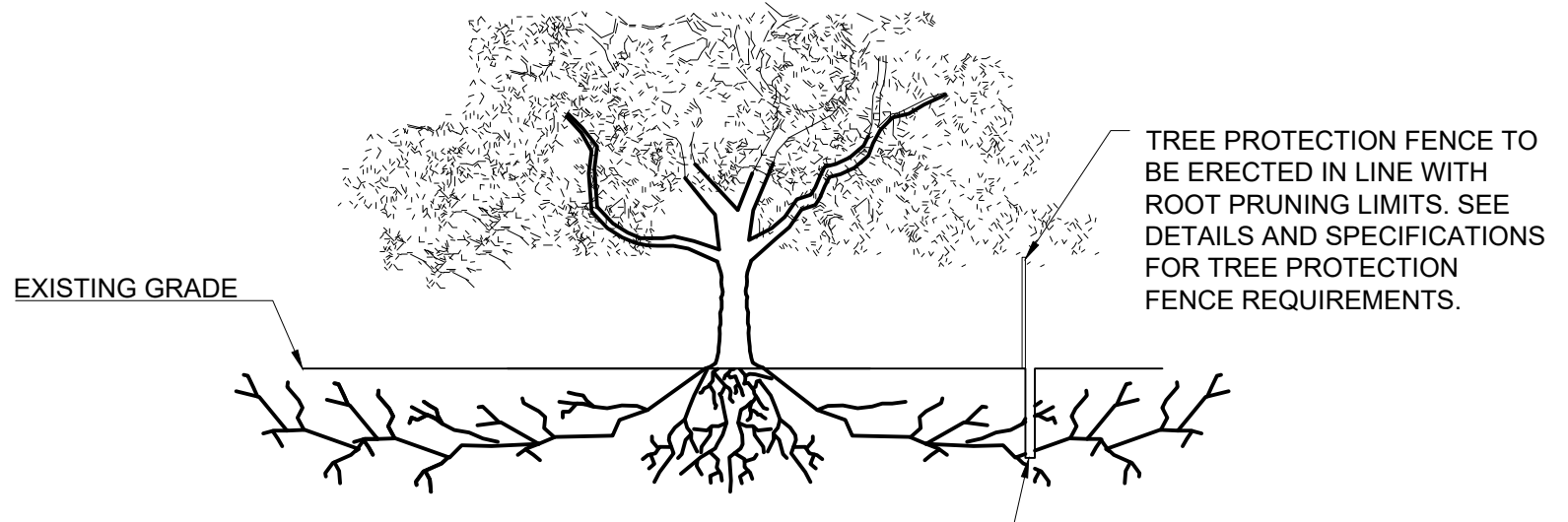


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**C BORING THROUGH ROOT PROTECTION ZONE**  
SCALE: NOT TO SCALE

**NOTES**

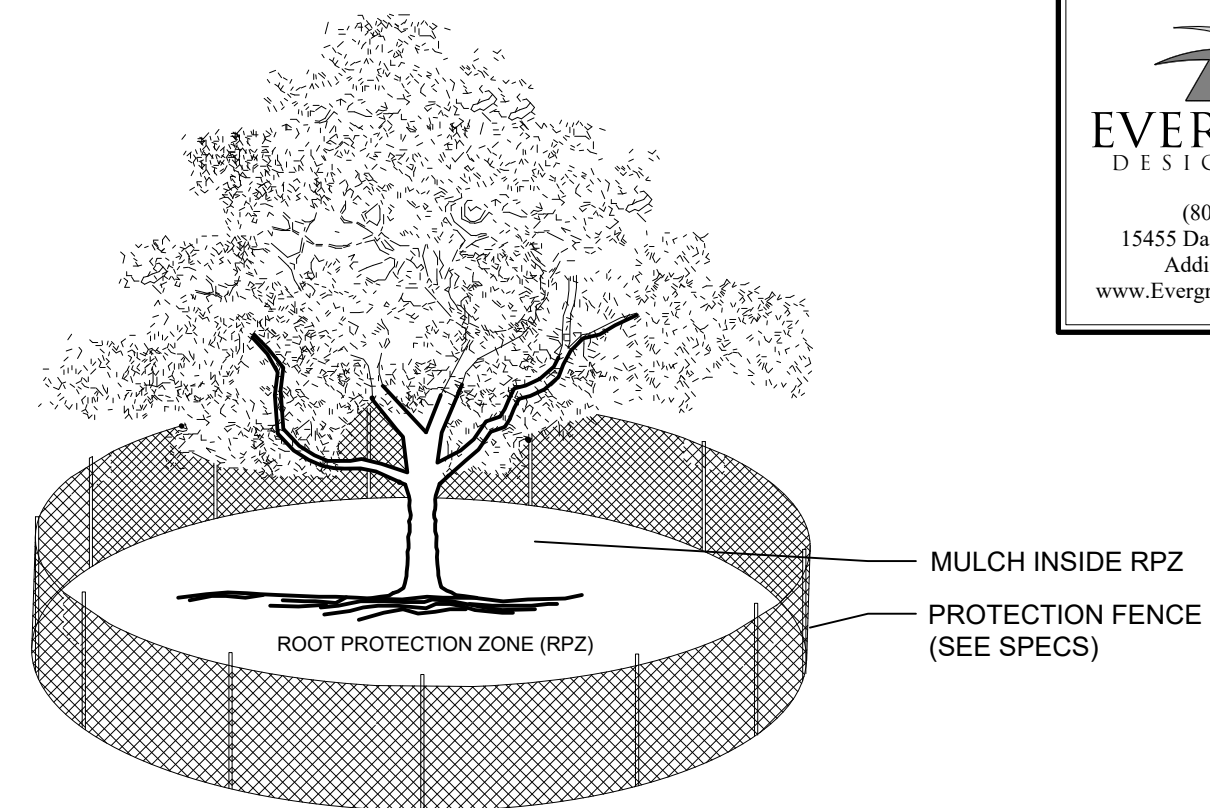
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



**D ROOT PRUNING DETAIL**  
SCALE: NOT TO SCALE

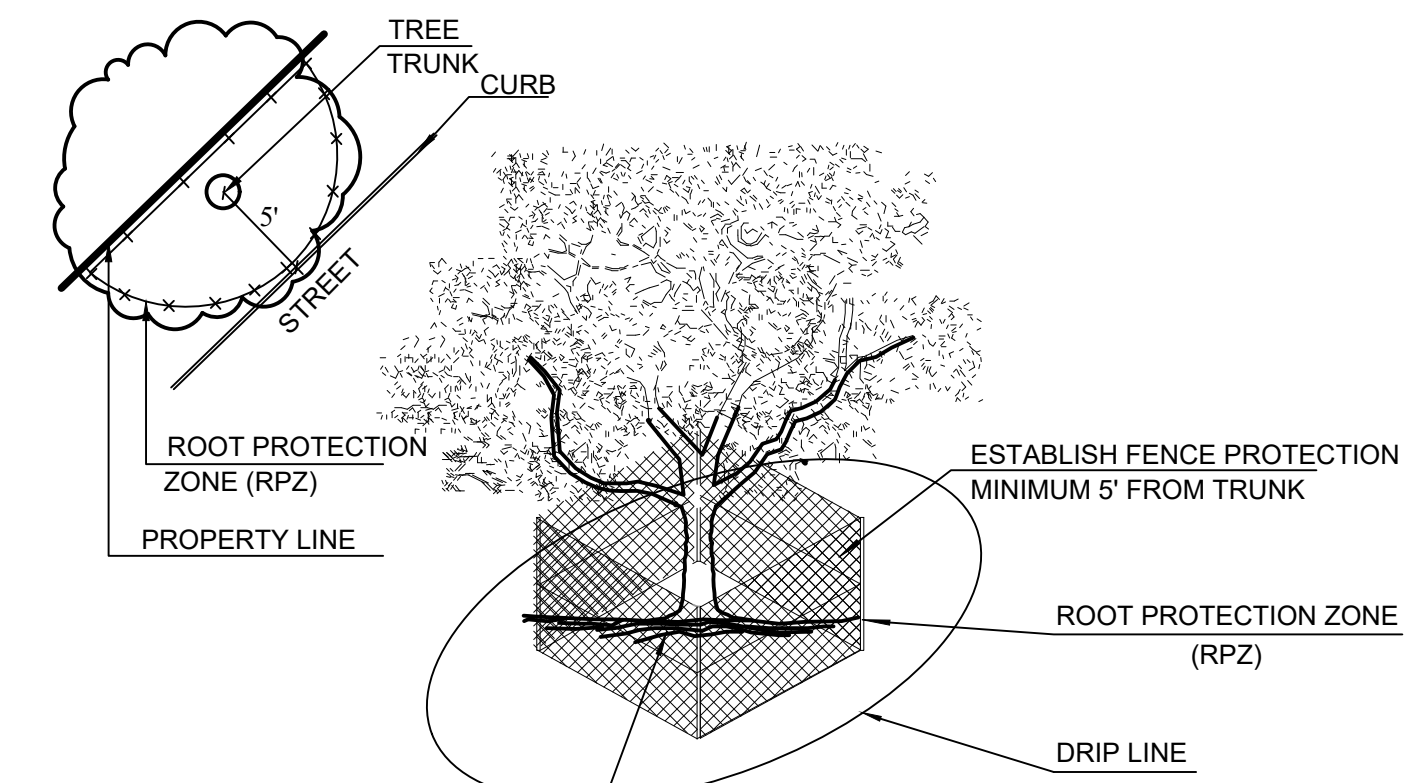
**TREE PROTECTION GENERAL NOTES**

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYINGS OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



- NOTES:**
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**A TREE PROTECTION FENCE**  
SCALE: NOT TO SCALE



- NOTES:**
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
  - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**B TREE PROTECTION FENCE - TIGHT CONSTRUCTION**  
SCALE: NOT TO SCALE

NO.	DATE	REVISION

www.urbanstructure.com  
**URBAN STRUCTURE**  
 8700 Walnut Hill Lane, Suite 905  
 Dallas, Texas 75231  
 PmRegistration#FZ252

3423  
 STATE OF TEXAS  
 03/15/2023

**ADVANTAGE STORAGE**  
 1701 STATE HIGHWAY 276  
 OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**TREESCPE DETAILS & SPECS**

PREPARED ON: 07/14/2022	CLIENT: ADVANTAGE STORAGE	DRAWN BY: LL	DESIGNER: LL	REVIEWER: BP	U.S. PROJECT: 22077
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SHEET  
**TD-2**

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-009

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 **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

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

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **2**

**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 **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD  
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD  
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

## NOTARY VERIFICATION [REQUIRED]

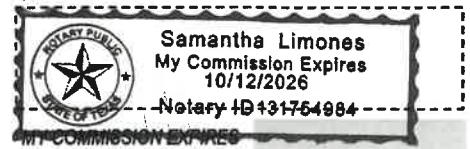
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF April, 2023.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: P2023-009 Final Plat for NE Corner of John King Blvd and US 276

Case Location Map = 

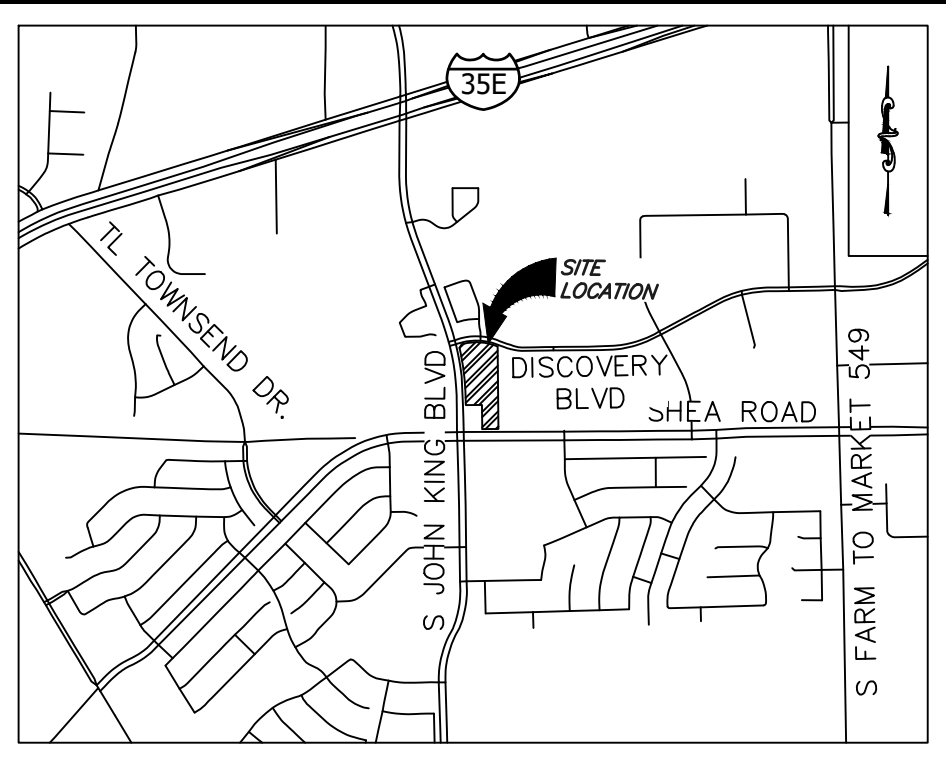


# City of Rockwall

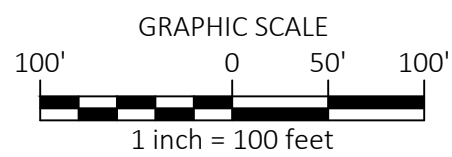
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

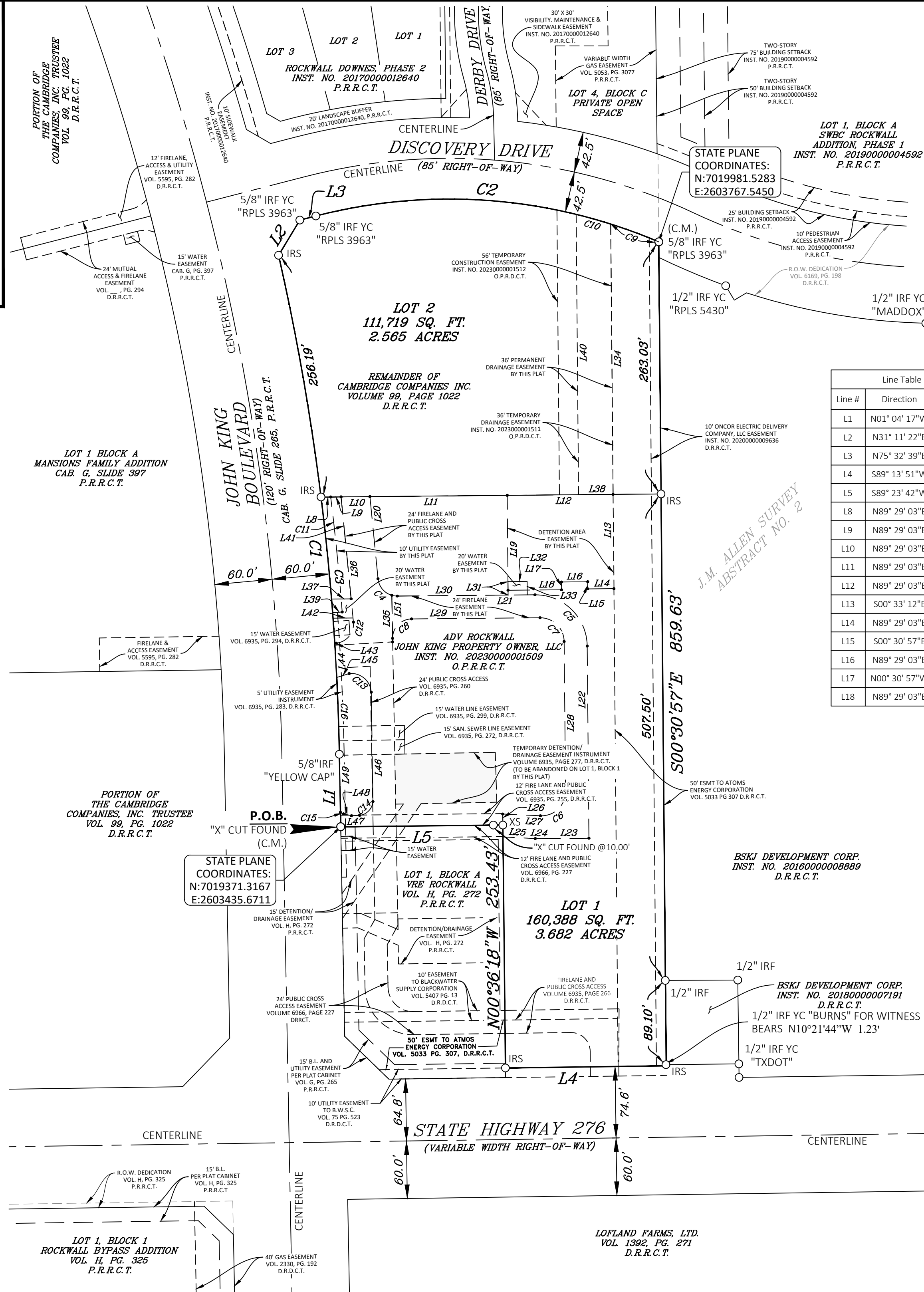
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET W/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06° 57' 02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85° 40' 55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04° 05' 01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48° 04' 32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45° 30' 57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46° 04' 35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45° 30' 57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44° 12' 23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05° 43' 33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39° 21' 53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49° 44' 28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43° 59' 04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62° 20' 27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01° 57' 23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

**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.**

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933



**URBAN STRATEGY**  
4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-22252, 214-369-2339  
www.urbanstrategy.us

FINAL PLAT

OF  
**CAMBRIDGE ESTATES**  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, \_\_\_\_\_, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CAMBRIDGE ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

The Cambridge Companies, Inc., Trustee

By: \_\_\_\_\_ Date: \_\_\_\_\_
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Planning & Zoning Commission, Chairman

Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUT HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall City Secretary City Engineer

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**SURVEYOR**

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
114-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

**CIVIL**

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

**DEVELOPER/ OWNER**

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

**FINAL PLAT**

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'  
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'  
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'  
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'  
Delta: 011° 45' 28.60" Tangent: 263.60'  
Chord: 524.43' Course: N06° 57' 02"W  
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E  
RP North: 7019399.08' East: 2600874.70'  
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'  
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres  
Error Closure: 0.01 Course: S18° 38' 18"E  
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'  
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'  
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'  
Delta: 037° 32' 49.81" Tangent: 189.50'  
Chord: 358.84' Course: S85° 40' 55"E  
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E  
RP North: 7019468.70' East: 2603548.89'  
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

The Basis of Bearing is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum 1983,  
Adjustment Realization 2011.

Course: S00° 30' 57"E Length: 859.63'  
North: 7019121.93' East: 2603775.28'

## CLOSURE SHEET

CAMBRIDGE ESTATES  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
2548 COUNTY ROAD 2526  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-1019461, 214.396.2339  
www.urbanstrategy.us

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.



# 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:** April 25, 2023  
**APPLICANT:** Bob Pruett; Urban Structure  
**CASE NUMBER:** P2023-009; *Final Plat for Lots 1 & 2, Block A, Cambridge Estates*

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### SUMMARY

Consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 6.247-acre tract of land (*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating (2) parcels of land (*i.e. Lot 1 & 2, Block A, Cambridge Estates Addition*) and establishing access, fire lane, and utility easements necessary to develop a *Mini-Warehouse Facility*.
- Background. On September 16, 1974, the subject property was annexed by *Ordinance No. 74-26 [Case No. A1974-006]*. At the time of annexation, the subject property was zoned Agricultural (AG) District; however, on November 4, 1974 the subject property was rezoned to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Multi-Family* land uses. On April 5, 2004, the City Council amended Planned Development District 10 (PD-10) through the adoption of *Ordinance No. 04-25*, which changed the designation of the subject property from being designated for *Multi-Family* land uses to *Commercial* land uses. On July 2, 2012, the City Council amended Planned Development District 10 (PD-10) by *Ordinance No. 12-13 [Case No. Z2012-006]*; however, this ordinance did not change the designation or development standards for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a *Site Plan*, and -- on September 19, 2022 -- the City Council approved an *exception* to the building height for the development of a *Mini-Warehouse Facility*. On January 10, 2023, the Planning and Zoning Commission approved an *Amended Site Plan* amending the building elevations for the approved *Mini-Warehouse Facility*.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Cambridge Estates Addition* staff would propose the following conditions of approval:

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

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



# PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: P2023-009  
PROJECT NAME: Final Plat For Lots 1,2 & Block A of Cambridge Estates  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 3.682-acre portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/17/2023	Approved w/ Comments

04/19/2023: P2023-009: Final Plat for Lots 1 & 2, Block A, Cambridge Estates  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard.

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 (P2023-009) in the lower right-hand corner of all pages on future submittals.

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

Final Plat  
Lots 1 & 2, Block A  
Cambridge Estates  
Being Two (2) lots  
6.247 Acres Or 272,107 SF  
Situated within the  
J.M. Allen Survey, Abstract No. 02  
City of Rockwall, Rockwall County, Texas

M.5 Please provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of

Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

M.6 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

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

M.8 Label the building lines where adjacent to the street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Indicate the median openings for John King Boulevard adjacent to the property. (Section 38-7, Subdivisions, of the Municipal Code of Ordinances)

I.10 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.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 25, 2023

City Council: May 1, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Needs Review

04/20/2023: - 100- year WSEL for pond, and minimum FFE of Lot. \  
- Water line easement required for looped water line and hydrants. Need utility esmt.  
- Note regarding temporary detention is covering easements.  
- Portion of storm sewer is to remain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/18/2023	Approved

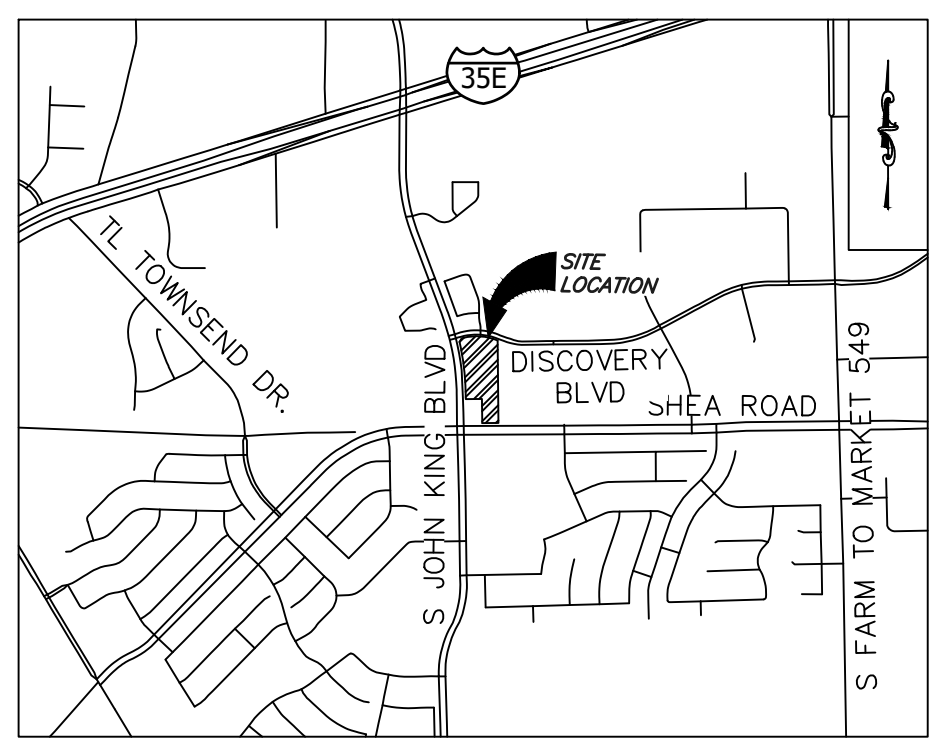
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/17/2023	Approved

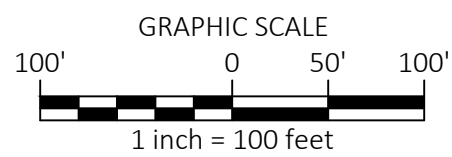
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved

No Comments



VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS. **and bear sole liability of all systems.**

LEGEND

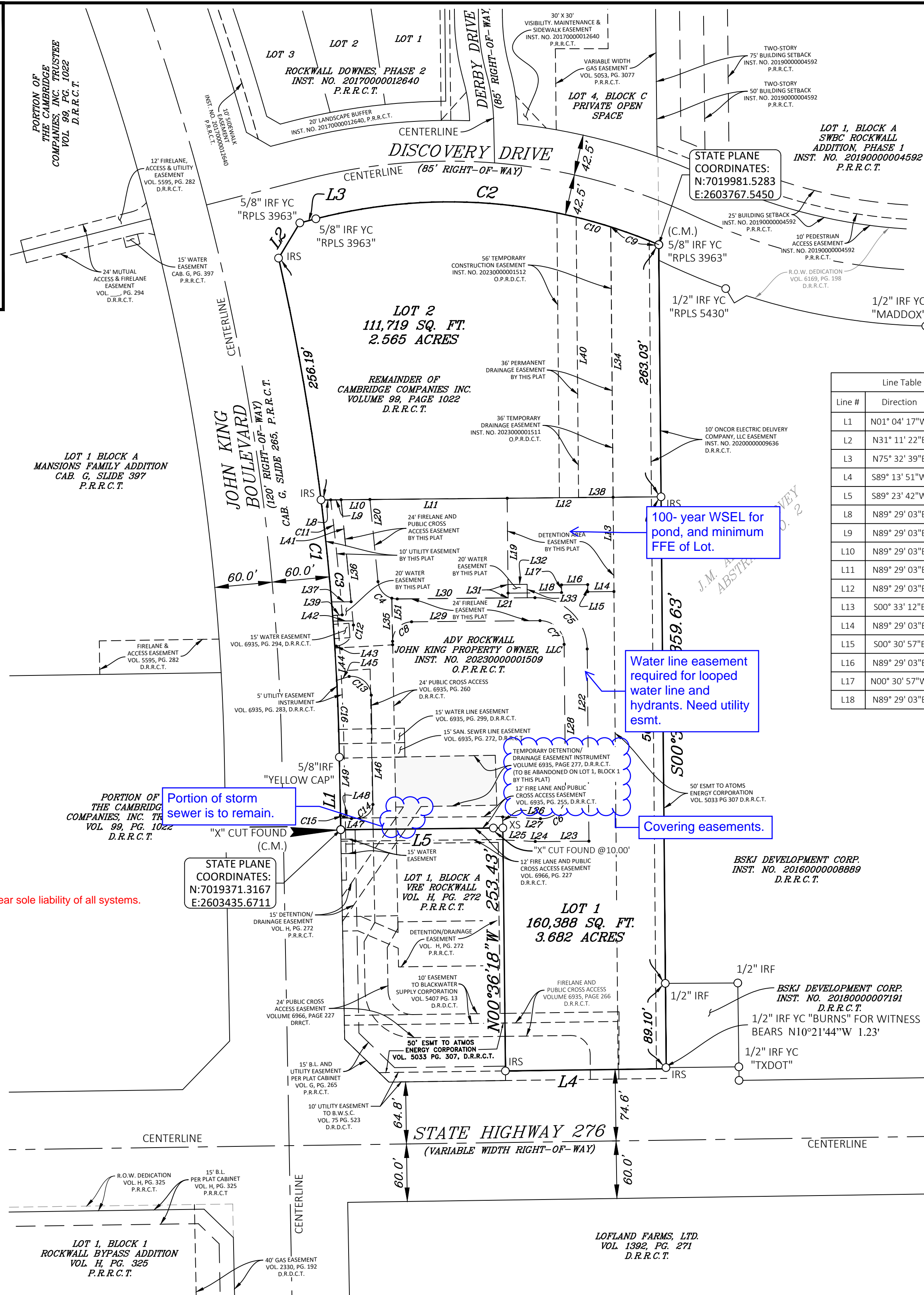
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET W/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06°57'02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85°40'55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04°05'01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48°04'32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45°30'57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46°04'35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45°30'57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44°12'23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05°43'33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39°21'53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49°44'28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43°59'04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62°20'27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01°57'23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

100-year WSEL for pond, and minimum FFE of Lot.

Water line easement required for looped water line and hydrants. Need utility esmt.

Covering easements.

Portion of storm sewer is to remain.

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.

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933

4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-22252, 214-369-2339  
www.urbanstrategy.us

**FINAL PLAT**  
OF  
**CAMBRIDGE ESTATES**  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22527-FINAL PLAT-WTH.DWG  
FILE LOCATION: S:\Survey (Team Folder)\Projects\2022\22527 - Advantage Storage - Rockwall\3.08 acres\CAD\Sheets\22527-FINAL PLAT-WTH.dwg  
PLOT DATE: 04/14/2023 10:31 AM



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-009

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 **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

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

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **2**

**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 **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD  
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD  
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

## NOTARY VERIFICATION [REQUIRED]

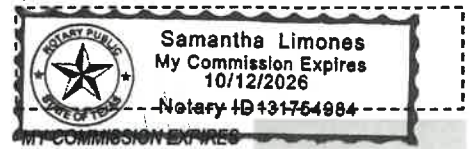
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

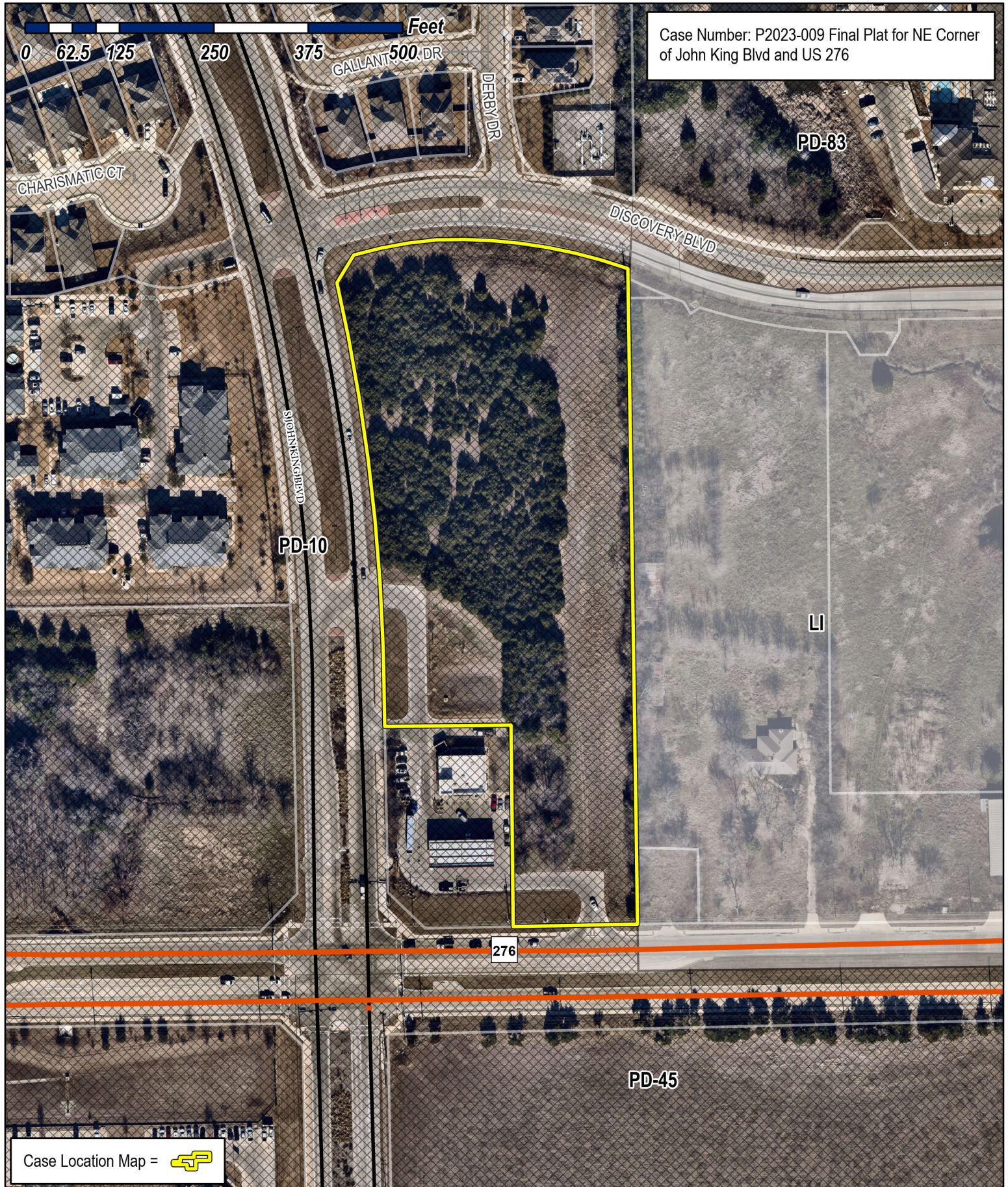
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF April, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: P2023-009 Final Plat for NE Corner of John King Blvd and US 276

Case Location Map = 

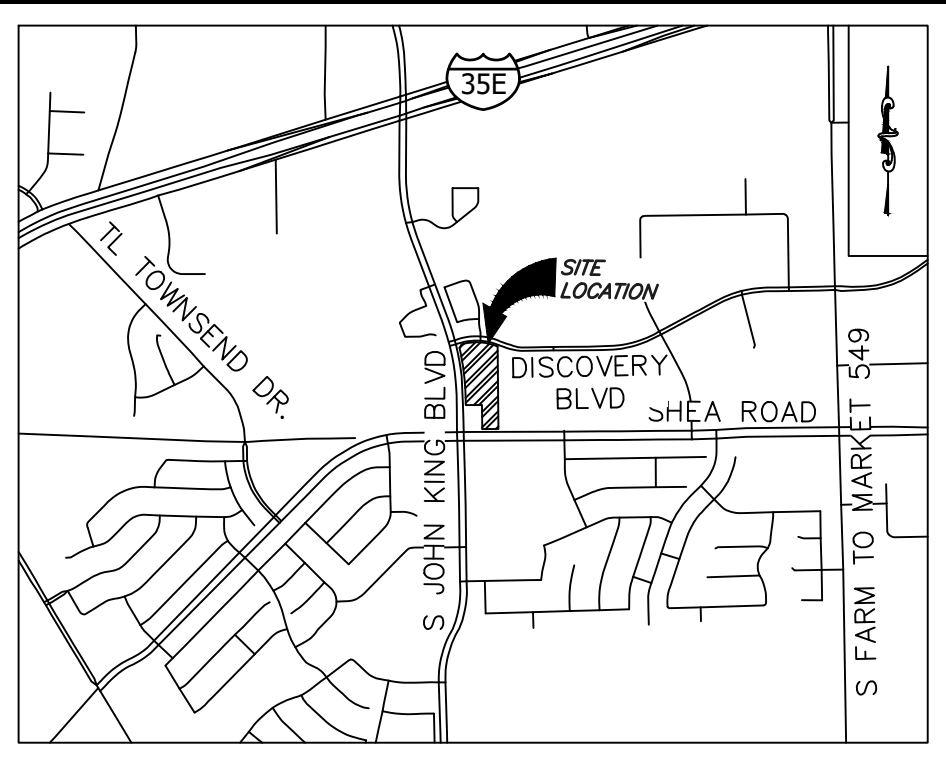


# City of Rockwall

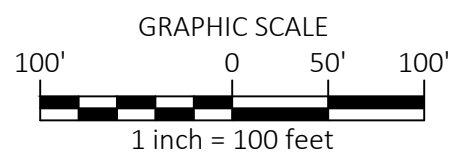
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

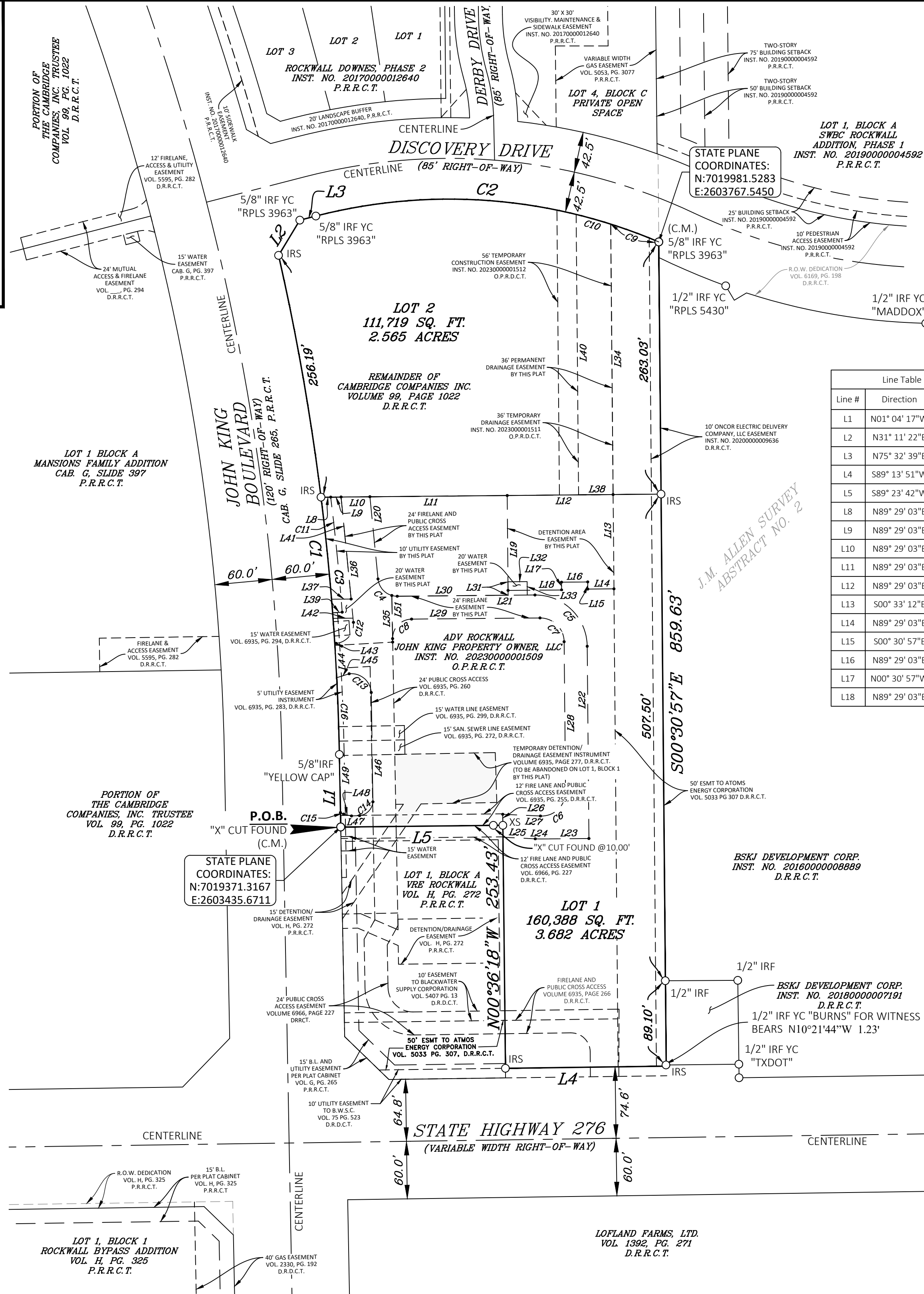
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET W/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06°57'02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85°40'55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04°05'01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48°04'32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45°30'57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46°04'35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45°30'57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44°12'23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05°43'33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39°21'53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49°44'28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43°59'04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62°20'27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01°57'23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

**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.**

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-22252, 214-369-2339  
www.urbanstrategy.us

FINAL PLAT

OF  
CAMBRIDGE ESTATES  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, \_\_\_\_\_, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CAMBRIDGE ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

The Cambridge Companies, Inc., Trustee

By: \_\_\_\_\_ Date: \_\_\_\_\_
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUT HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**SURVEYOR**

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
Dallas, TX 75226
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

**CIVIL**

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

**DEVELOPER/ OWNER**

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

**FINAL PLAT**

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'  
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'  
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'  
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'  
Delta: 011° 45' 28.60" Tangent: 263.60'  
Chord: 524.43' Course: N06° 57' 02"W  
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E  
RP North: 7019399.08' East: 2600874.70'  
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'  
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres  
Error Closure: 0.01 Course: S18° 38' 18"E  
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'  
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'  
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'  
Delta: 037° 32' 49.81" Tangent: 189.50'  
Chord: 358.84' Course: S85° 40' 55"E  
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E  
RP North: 7019468.70' East: 2603548.89'  
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

Course: S00° 30' 57"E Length: 859.63'  
North: 7019121.93' East: 2603775.28'

The Basis of Bearing is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum 1983,  
Adjustment Realization 2011.

## CLOSURE SHEET

CAMBRIDGE ESTATES  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
2548 COUNTY ROAD 2526  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
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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.



**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:** May 1, 2023  
**APPLICANT:** Bob Pruett; Urban Structure  
**CASE NUMBER:** P2023-009; *Final Plat for Lots 1 & 2, Block A, Cambridge Estates*

---

**SUMMARY**

Consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

**PLAT INFORMATION**

- Purpose. The applicant is requesting the approval of a Final Plat for a 6.247-acre tract of land (*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating (2) parcels of land (*i.e. Lot 1 & 2, Block A, Cambridge Estates Addition*) and establishing access, fire lane, and utility easements necessary to develop a *Mini-Warehouse Facility*.
- Background. On September 16, 1974, the subject property was annexed by *Ordinance No. 74-26 [Case No. A1974-006]*. At the time of annexation, the subject property was zoned Agricultural (AG) District; however, on November 4, 1974 the subject property was rezoned to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Multi-Family* land uses. On April 5, 2004, the City Council amended Planned Development District 10 (PD-10) through the adoption of *Ordinance No. 04-25*, which changed the designation of the subject property from being designated for *Multi-Family* land uses to *Commercial* land uses. On July 2, 2012, the City Council amended Planned Development District 10 (PD-10) by *Ordinance No. 12-13 [Case No. Z2012-006]*; however, this ordinance did not change the designation or development standards for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a *Site Plan*, and -- on September 19, 2022 -- the City Council approved an *exception* to the building height for the development of a *Mini-Warehouse Facility*. On January 10, 2023, the Planning and Zoning Commission approved an *Amended Site Plan* amending the building elevations for the approved *Mini-Warehouse Facility*.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Cambridge Estates Addition* staff would propose the following conditions of approval:

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

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

**PLANNING AND ZONING COMMISSION**

On April 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Llewellyn absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-009

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 **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

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

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **2**

**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 **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD  
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD  
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

## NOTARY VERIFICATION [REQUIRED]

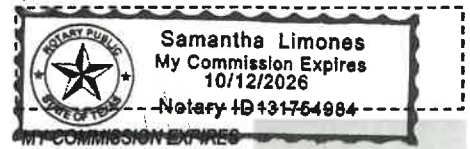
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

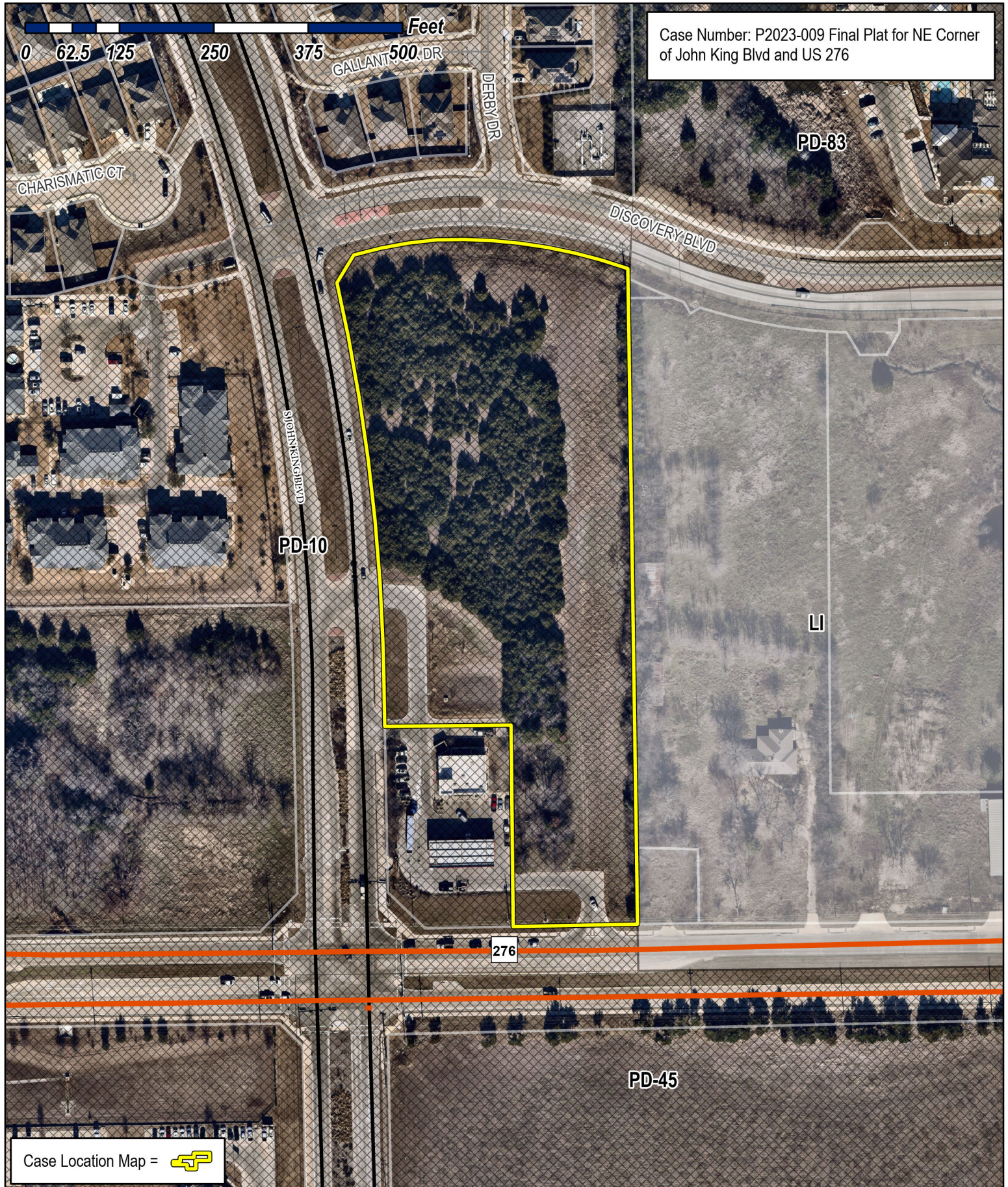
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF April, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: P2023-009 Final Plat for NE Corner of John King Blvd and US 276

Case Location Map = 

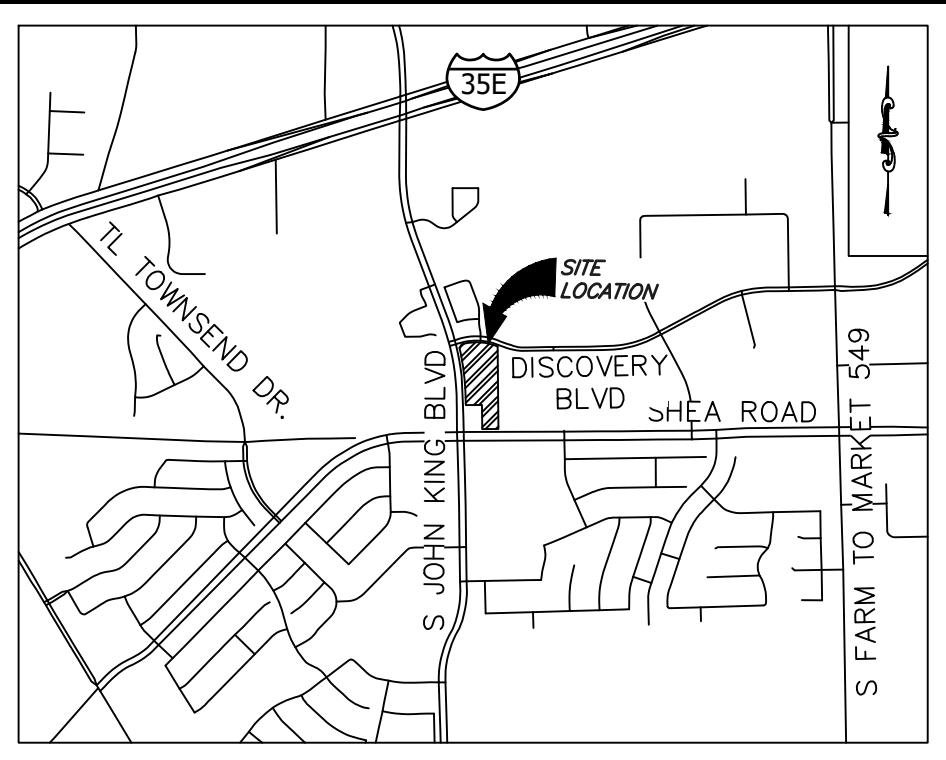


# City of Rockwall

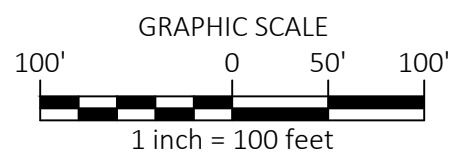
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

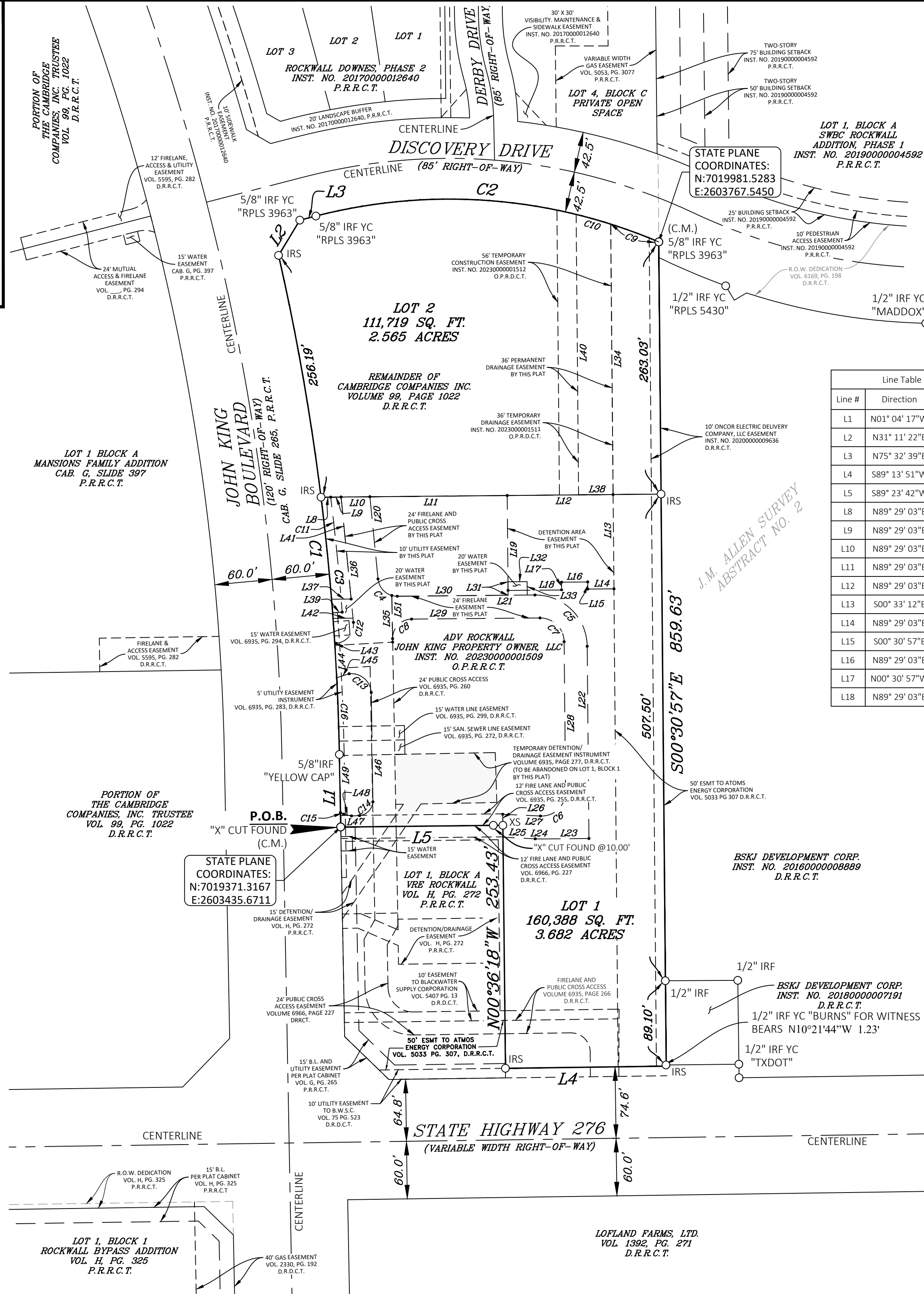
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET W/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06° 57' 02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85° 40' 55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04° 05' 01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48° 04' 32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45° 30' 57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46° 04' 35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45° 30' 57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44° 12' 23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05° 43' 33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39° 21' 53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49° 44' 28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43° 59' 04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62° 20' 27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01° 57' 23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

**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.**

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933

4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-22252, 214-369-2339  
www.urbanstrategy.us

**FINAL PLAT**  
OF  
**CAMBRIDGE ESTATES**  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22527-FINAL PLAT-WTH.DWG  
FILE LOCATION: S:\Survey\Team\Projects\2022\22527-Advantage Storage\Rockwall\3.68 acres\CAD\Sheets\22527-FINAL PLAT-WTH.dwg  
PLOTTED ON: 4/14/2023 10:31 AM

**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, \_\_\_\_\_, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CAMBRIDGE ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

The Cambridge Companies, Inc., Trustee

By: \_\_\_\_\_ Date: \_\_\_\_\_
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUT HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**SURVEYOR**

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
Dallas, TX 75226
114-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

**CIVIL**

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

**DEVELOPER/ OWNER**

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

**FINAL PLAT**

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



# CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'  
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'  
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'  
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'  
Delta: 011° 45' 28.60" Tangent: 263.60'  
Chord: 524.43' Course: N06° 57' 02"W  
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E  
RP North: 7019399.08' East: 2600874.70'  
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'  
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres  
Error Closure: 0.01 Course: S18° 38' 18"E  
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'  
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'  
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'  
Delta: 037° 32' 49.81" Tangent: 189.50'  
Chord: 358.84' Course: S85° 40' 55"E  
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E  
RP North: 7019468.70' East: 2603548.89'  
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

The Basis of Bearing is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum 1983,  
Adjustment Realization 2011.

Course: S00° 30' 57"E Length: 859.63'  
North: 7019121.93' East: 2603775.28'

## CLOSURE SHEET

CAMBRIDGE ESTATES  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
2548 COUNTY ROAD 2526  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-1019461, 214.396.2339  
www.urbanstrategy.us

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.



DATE: May 2, 2023

TO: Bob Pruett  
1100 E. Campbell Road  
Suite 210  
Richardson, Texas 75081

CC: Davis Deadman  
2221 Lakeside Boulevard  
Suite 1260  
Richardson, Texas 75082

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

SUBJECT: P2023-009; *Final Plat for Lots 1 & 2, Block A, Cambridge Estates*

Bob:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 1, 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 April 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On May 1, 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