



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

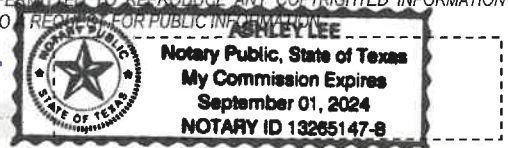
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE, 2023

OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

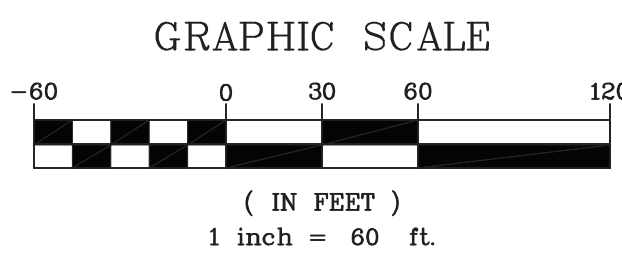
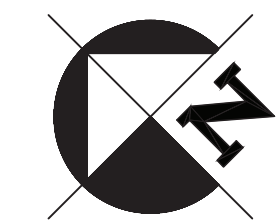
OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.



LEGEND

- BOUNDARY LINE
- - - - RIGHT-OF-WAY LINE
- · - · - ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- L1 LINE SEGMENT DATA
- C1 CURVE SEGMENT DATA
- CAB CABINET DATA
- VOL VOLUME
- PG PAGE
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.C.T. ROCKWALL COUNTY TEXAS
- ABST ABSTRACT
- No. NUMBER

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°31'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"W
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"E
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"W
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"W
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°01'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	S63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"E
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"W
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°34'18"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH	
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79	
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29	
C3	37.43	193.53	15°22'16"	N33°48'58"E	37.32	
C4	44.46	140.00	18°11'42"	N35°14'36"E	44.27	
C5	54.84	116.00	27°05'17"	N30°47'48"E	54.33	
C6	77.53	164.00	27°05'17"	N30°47'48"E	76.81	
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01	
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14	
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27	
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27	
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28	
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C15	22.14	20.00	63°25'29"	N13°56'49"W	21.03	
C16	9.67	140.00	3°57'32"	N15°47'09"E	9.67	
C17	11.20	140.00	4°34'54"	N11°30'56"E	11.19	
C18	12.26	20.00	35°06'57"	N26°46'58"E	12.07	
C19	31.40	20.00	90°00'00"	N89°20'26"E	28.28	
C20	23.89	20.00	68°26'52"	S11°26'07"E	22.50	
C21	52.56	44.00	68°26'52"	S11°26'07"E	49.49	
C22	31.42	20.00	90°00'01"	S00°39'34"E	28.28	
C23	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C24	24.70	20.00	70°46'03"	N10°16'32"W	23.16	
C25	46.51	135.75	19°37'51"	N34°55'26"E	46.29	
C26	39.27	25.00	90°00'00"	N89°20'26"E	35.36	
C27	12.11	50.00	13°52'28"	S52°35'48"E	12.08	
C28	12.11	50.00	13°52'28"	S52°35'48"E	12.08	
C29	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C30	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C31	31.42	20.00	90°00'00"	N00°39'34"W	28.28	
C32	31.42	20.00	90°00'00"	N00°39'34"W	28.28	
C33	39.27	25.00	90°00'00"	N00°39'34"W	35.36	
C34	31.42	20.00				



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
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 owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

- COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS.
SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS.
SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAINBO ACRES ADDITION, LOT 8R-1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 8R-1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 _____, _____.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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 placed under my personal supervision.

Stamp area for the surveyor. Includes text: 'FOR REVIEW PURPOSES ONLY PRELIMINARY', 'RICHARD M. CUMMOCK', 'REGISTERED PROFESSIONAL LAND SURVEYOR', 'TEXAS REGISTRATION NUMBER 6416', and contact information for Hudson Site Control, LLC.

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ACRES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

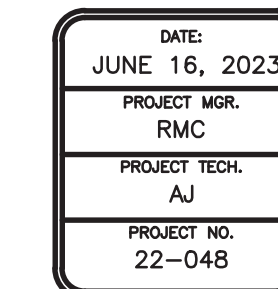
HUDSON SITE CONTROL, LLC 2324 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

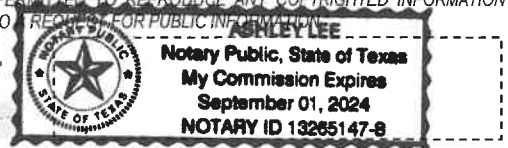
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE, 2023

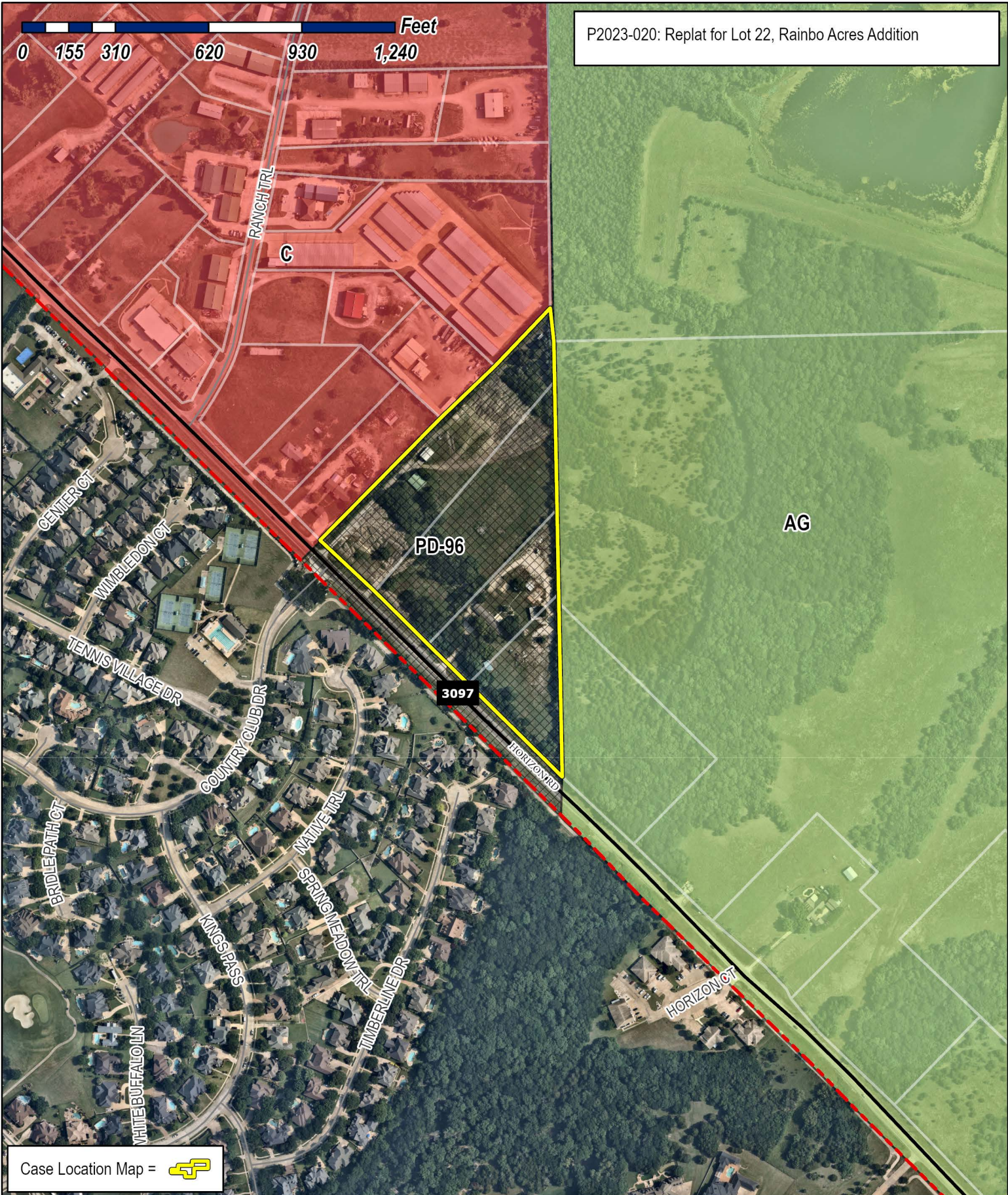
OWNER'S SIGNATURE

[Handwritten Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024



P2023-020: Replat for Lot 22, Rainbo Acres Addition

Case Location Map = 



City of Rockwall

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

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



OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

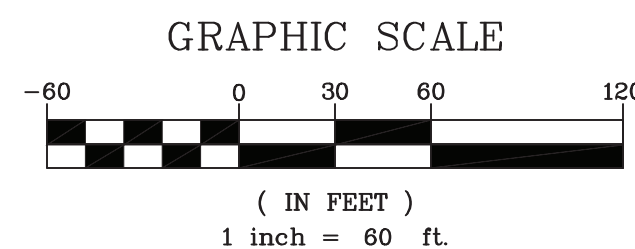
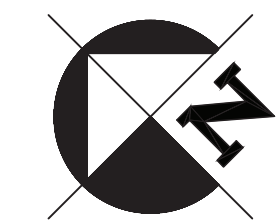
OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.



LEGEND

- BOUNDARY LINE
- - - - RIGHT-OF-WAY LINE
- · - · - ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- L1 LINE SEGMENT DATA
- C1 CURVE SEGMENT DATA
- CAB CABINET DATA
- VOL VOLUME
- PG PAGE
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.C.T. ROCKWALL COUNTY TEXAS
- ABST ABSTRACT
- No. NUMBER

LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°31'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"W
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"E
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"E
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"W
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°01'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	S63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"E
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"E
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°34'18"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29
C3	37.43	193.53	152°22'16"	N33°48'58"E	37.32
C4	44.46	140.00	181°14'42"	N35°14'36"E	44.27
C5	54.84	116.00	270°51'77"	N30°47'48"E	54.33
C6	77.53	164.00	270°51'77"	N30°47'48"E	76.81
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C15	22.14	20.00	63°25'29"	N13°56'49"W	21.03
C16	9.67	140.00	37°57'32"	N15°47'09"E	9.67
C17	11.20	140.00	43°54'54"	N11°30'56"E	11.19
C18	12.26	20.00	35°06'57"	N26°46'58"E	12.07
C19	31.42	20.00	90°00'00"	N89°20'26"E	28.28
C20	23.89	20.00	68°26'52"	S11°26'07"E	22.50
C21	52.56	44.00	68°26'52"	S11°26'07"E	49.49
C22	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C23	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C24	24.70	20.00	70°46'03"	N10°16'32"W	23.16
C25	46.51	135.75	193°51'51"	N34°55'26"E	46.29
C26	39.27	25.00	90°00'00"	N89°20'26"E	35.36
C27	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C28	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C29	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C30	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C31	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C32	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C33	39.27	25.00	90°00'00"	N00°39'34"W	35.36
C34	31.42	20.00	90°00'00"	N89°20'26"E	28.28
C35					



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
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 owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS. SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS. SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS § COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAINBO ACRES ADDITION, LOT 8R-1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 8R-1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 _____, _____.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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 placed under my personal supervision.

FOR REVIEW PURPOSES ONLY PRELIMINARY RICHARD M. CUMMOCK Registered Professional Land Surveyor Texas Registration Number 6416 Hudson Site Control, LLC 2384 Highway 287N Ste224 Mansfield, Texas 76063 Ph. 817.225.6700 TBPELS Firm #: 10194185

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ACRES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

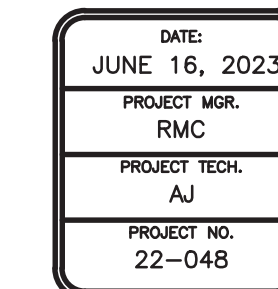
HUDSON SITE CONTROL, LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX



HUDSON SITE CONTROL, LLC LAND SURVEYING - CONSTRUCTION LAYOUT 2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063 OFFICE - 817.225.6700 FAX - 817.225.6700 T&P.L.S. FIRM NO. 10194185



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: June 27, 2023
APPLICANT: Fred Gans, *Garages of America*
CASE NUMBER: P2023-020; *Replat for Lot 22 of the Rainbo Acres Subdivision*

SUMMARY

Consider a request by Fred Gans of Garages of America for the approval of a Replat for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat on a 13.53-acre parcel of land (*i.e. Lots 8R, 9R, & 10 of the Rainbo Acres Addition*) for the purpose of establishing one (1) non-residential lots (*i.e. Lot 22 of the Rainbo Acres Addition*). The proposed Replat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by Ordinance No. 04-34 [Case No. A2004-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by Ordinance No. 04-50 [Case No. Z2004-027]. On April 26, 2006, Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [Case No. P2005-037] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [1] a 2,200 SF single-family home constructed in 2002, [2] a 1,200 SF detached garage constructed in 2002, [3] an 1,810 SF single-family home constructed in 1978, [4] a 340 SF barn constructed in 2003, [5] a 1,200 SF shop constructed in 2003, [6] an 80 SF storage building constructed in 2012, and [7] a 1,620 SF barn constructed in 2013. On June 6, 2022, the City Council approved a zoning change [Case No. Z2022-019; Ordinance No. 22-32] from Agricultural (AG) District to Planned Development District 96 (PD-96) for limited Commercial (C) District land uses. On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-031] to allow the construction a Mini-Warehouse and Office/Warehouse development (*i.e. Garages of Texas*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat of the *Rainbo Acres Addition*, staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: P2023-020
PROJECT NAME: Replat For Lot 8R-11, Rainbow Acres Addition
SITE ADDRESS/LOCATIONS: 5901 HORIZON RD

CASE CAPTION: Consider a request by Fred Gans of Garages of America for the approval of a Replat for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/22/2023	Approved w/ Comments

06/22/2023: P2023-020: Replat for Lot 22 of the Rainbo Acres Addition

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

I.1 This is a request for the approval of a Replat for Lot 22 of the Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-020) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to reflect the one below: (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 22,
RAINBO ACRES ADDITION
BEING A REPLAT OF
LOTS 8R, 9R, & 10, BLOCK A
RAINBO ACRES ADDITION
BEING
1 LOT
13.53-ACRES OR 589,562 SF
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please identify two (2) State Plane Coordinates on the Replat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please include the setback adjacent to Horizon Road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the following Signature Block. (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.8 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.9 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.10 Please remove the preliminary language from all pages. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 The surveyor does not need a notary; only their seal is needed. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 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.13 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 27, 2023

City Council: July 17, 2023

I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat

being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/22/2023	Needs Review

- 06/22/2023: - L56 and L65 must be 20' min
- Must tie two points to Rockwall GPS. N: E:
- Several easements are not called out as what they are easements for. All easements must call out the use.
- What is this? Need a detail to show more information regarding easements
- Call out as detention easement and include 100-year WSEL

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Angelica Guevara	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/19/2023	Approved

No Comments

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

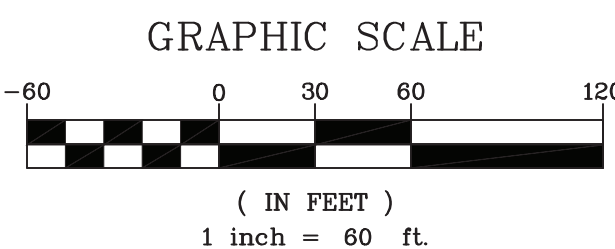
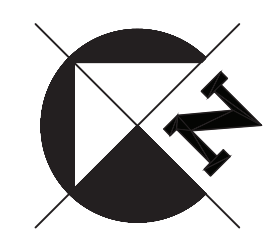
OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.

FM 3097 HORIZON ROAD
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG. 377, PRRCT)



LEGEND

- BOUNDARY LINE
- - - - RIGHT-OF-WAY LINE
- · - · - · ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- L1 LINE SEGMENT DATA
- C1 CURVE SEGMENT DATA
- CAB CABINET DATA
- VOL VOLUME DATA
- PG PAGE DATA
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.C.T. ROCKWALL COUNTY TEXAS
- ABST ABSTRACT
- No. NUMBER

Several easements are not called out as what they are easements for. All easements must call out the use.

What is this line?

What is this line?

What is this? Need a detail to show more information regarding easements

Call out as detention easement and include 100-year WSEL

FOR REVIEW PURPOSES ONLY
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

HUDSON SITE CONTROL, LLC
2324 N. HWY. 287, SUITE 224
MANSFIELD, TX 76063

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
2323 TARPLEY RD STE 100
CARROLLTON, TX 75006

PROJECT ADDRESS

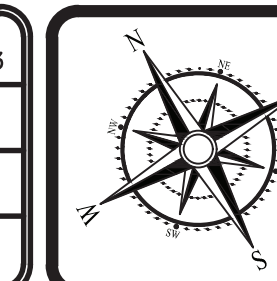
FM 3097, ROCKWALL, TX

FINAL PLAT
OF
RAINBO ACRES ADDITION
LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION,
VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R,
REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T.,
SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CITY PLAN FILE NO. S212-018
ENGINEERING PLAN NO. DP 21-256

DATE: June 2023
MICHAEL@HUDSONSITECONTROL.COM

DATE	JUNE 16, 2023
PROJECT MGR.	RMC
PROJECT TECH.	AJ
PROJECT NO.	22-048



HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76065
OFFICE - 817.225.6700 FAX - 817.225.6701
T&P L.S. FIRM NO. 1059485

LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	N59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"W
L21	65.00	N45°39'34"W
L22	28.01	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°10'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"E
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"E
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	39.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	3.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"W
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S44°18'37"W
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"E
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"E
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	32.00	S45°39'34"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	13.50	S45°39'34"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"E
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°20'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°01'20"W
L180	67.59	S44°20'26"W

LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°26'20"E
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	N63°31'53"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"W
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"W
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°34'18"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'28"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29
C3	17.43	15.00	152°22'16"	N33°48'58"E	37.32
C4	44.46	140.00	181°14'42"	N35°14'36"E	44.27
C5	54.84	116.00	270°51'7"	N30°47'48"E	54.33
C6	77.53	164.00	270°51'7"	N30°47'48"E	76.81
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C15	22.1				



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

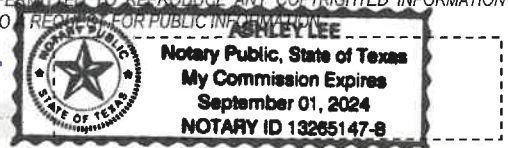
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE, 2023

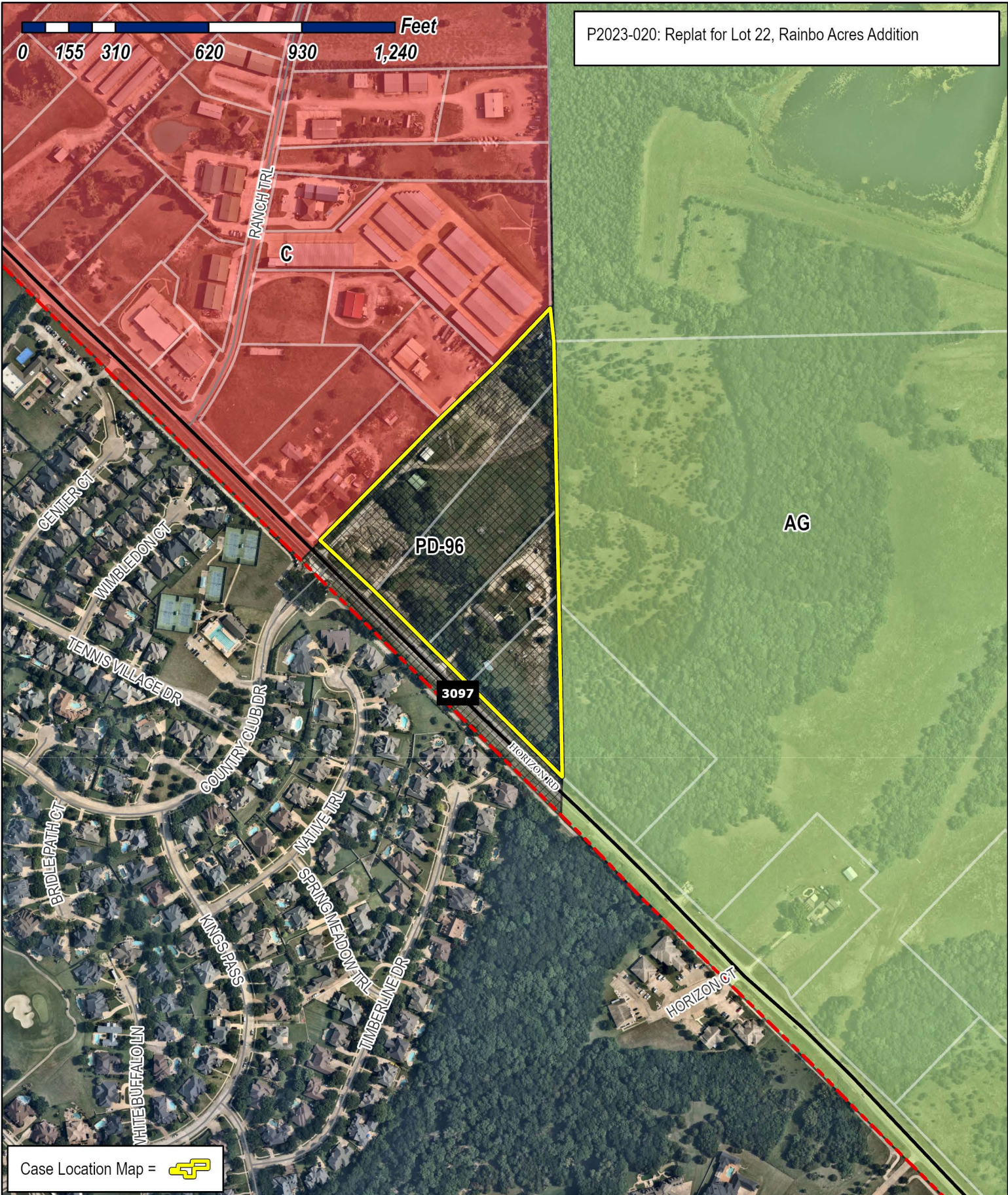
OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024



P2023-020: Replat for Lot 22, Rainbo Acres Addition

0 155 310 620 930 1,240 Feet

AG

PD-96

3097

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.



OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

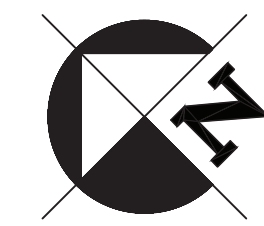
OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES

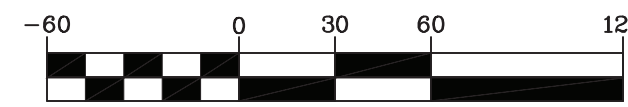
OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.

FM 3097 HORIZON ROAD
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG. 377, PRRCT)



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- - - - RIGHT-OF-WAY LINE
- · - · - ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- L1 LINE SEGMENT DATA
- C1 CURVE SEGMENT DATA
- CAB CABINET DATA
- VOL VOLUME
- PG PAGE
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.C.T. ROCKWALL COUNTY TEXAS
- ABST ABSTRACT
- No. NUMBER

LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°10'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"W
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"E
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"W
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	50.29	N22°00'43"W
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N46°01'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	N63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"E
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"E
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°34'18"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29
C3	37.43	193.53	15°22'16"	N33°48'58"E	37.32
C4	44.46	140.00	18°11'42"	N35°14'36"E	44.27
C5	54.84	116.00	27°05'17"	N30°47'48"E	54.33
C6	77.53	164.00	27°05'17"	N30°47'48"E	76.81
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C15	22.14	20.00	63°25'29"	N13°56'49"W	21.03
C16	9.67	140.00	3°57'32"	N15°47'09"E	9.67
C17	11.20	140.00	4°34'54"	N11°30'56"E	11.19
C18	12.26	20.00	35°06'57"	N26°46'58"E	12.07
C19	31.40	20.00	90°00'00"	N89°20'26"E	28.28
C20	23.89	20.00	68°26'52"	S11°26'07"E	22.50
C21	52.56	44.00	68°26'52"	S11°26'07"E	49.49
C22	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C23	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C24	24.70	20.00	70°46'03"	N10°16'32"W	23.16
C25	46.51	135.75	19°37'51"	N34°55'26"E	46.29
C26	39.27	25.00	90°00'00"	N89°20'26"E	35.36
C27	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C28	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C29	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C30	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C31	31.42	20.00	90°00'00"	N00°39'34"W	28.28



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
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 owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS. SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS. SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS § COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAINBO ACRES ADDITION, LOT 8R-1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 8R-1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 _____, _____.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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 placed under my personal supervision.

FOR REVIEW PURPOSES ONLY PRELIMINARY RICHARD M. CUMMOCK Registered Professional Land Surveyor Texas Registration Number 6416 Hudson Site Control, LLC 2384 Highway 287N Ste224 Mansfield, Texas 76063 Ph. 817.225.6700 TBPELS Firm#: 10194185

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ACRES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

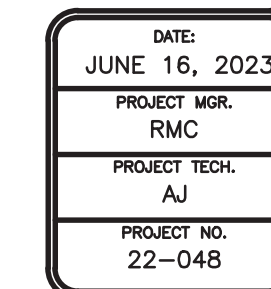
HUDSON SITE CONTROL, LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX



HUDSON SITE CONTROL, LLC LAND SURVEYING - CONSTRUCTION LAYOUT 2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76065 OFFICE - 817.225.6700 FAX - 817.225.6701 T&P.L.S. FIRM NO. 10194185



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: July 17, 2023
APPLICANT: Fred Gans, *Garages of America*
CASE NUMBER: P2023-020; *Replat for Lot 22 of the Rainbo Acres Subdivision*

SUMMARY

Consider a request by Fred Gans of Garages of America for the approval of a Replat for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat on a 13.53-acre parcel of land (*i.e. Lots 8R, 9R, & 10 of the Rainbo Acres Addition*) for the purpose of establishing one (1) non-residential lots (*i.e. Lot 22 of the Rainbo Acres Addition*). The proposed Replat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by Ordinance No. 04-34 [Case No. A2004-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by Ordinance No. 04-50 [Case No. Z2004-027]. On April 26, 2006, Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [Case No. P2005-037] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [1] a 2,200 SF single-family home constructed in 2002, [2] a 1,200 SF detached garage constructed in 2002, [3] an 1,810 SF single-family home constructed in 1978, [4] a 340 SF barn constructed in 2003, [5] a 1,200 SF shop constructed in 2003, [6] an 80 SF storage building constructed in 2012, and [7] a 1,620 SF barn constructed in 2013. On June 6, 2022, the City Council approved a zoning change [Case No. Z2022-019; Ordinance No. 22-32] from Agricultural (AG) District to Planned Development District 96 (PD-96) for limited Commercial (C) District land uses. On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-031] to allow the construction a Mini-Warehouse and Office/Warehouse development (*i.e. Garages of Texas*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat of the *Rainbo Acres Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 6-0, with Chairman Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

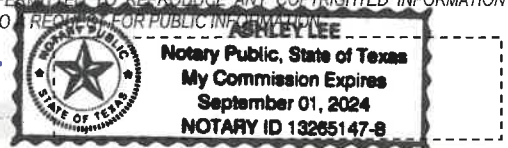
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE, 2023

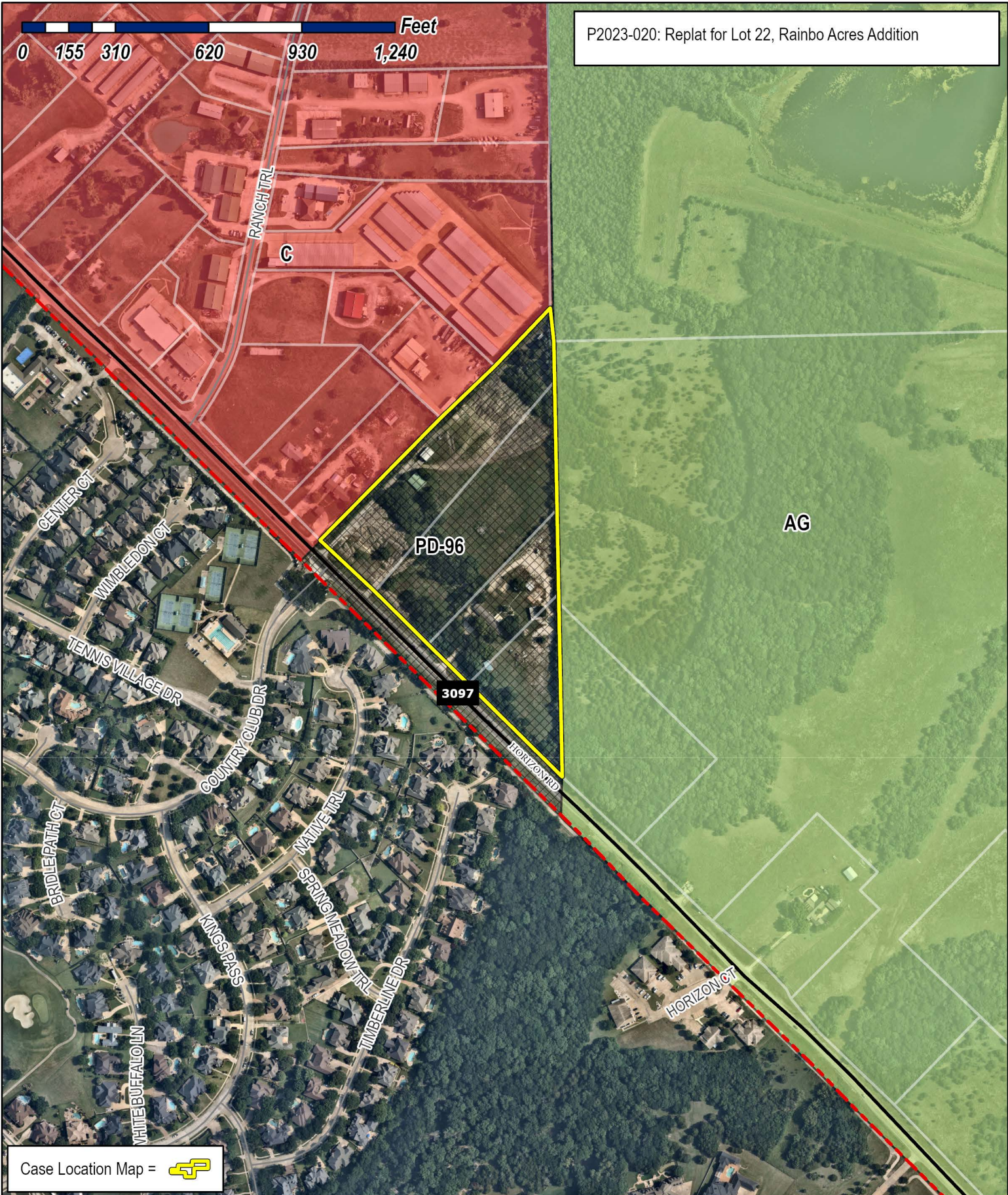
OWNER'S SIGNATURE

[Handwritten Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024



P2023-020: Replat for Lot 22, Rainbo Acres Addition

Case Location Map = 

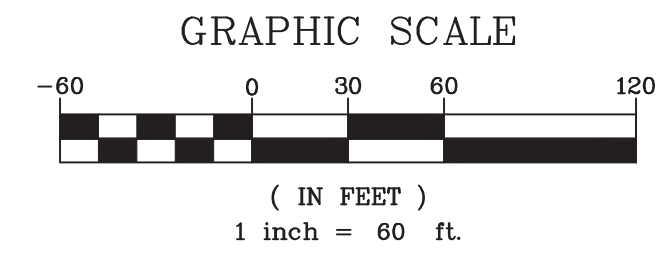
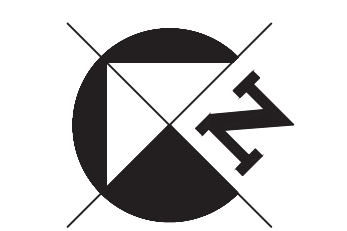
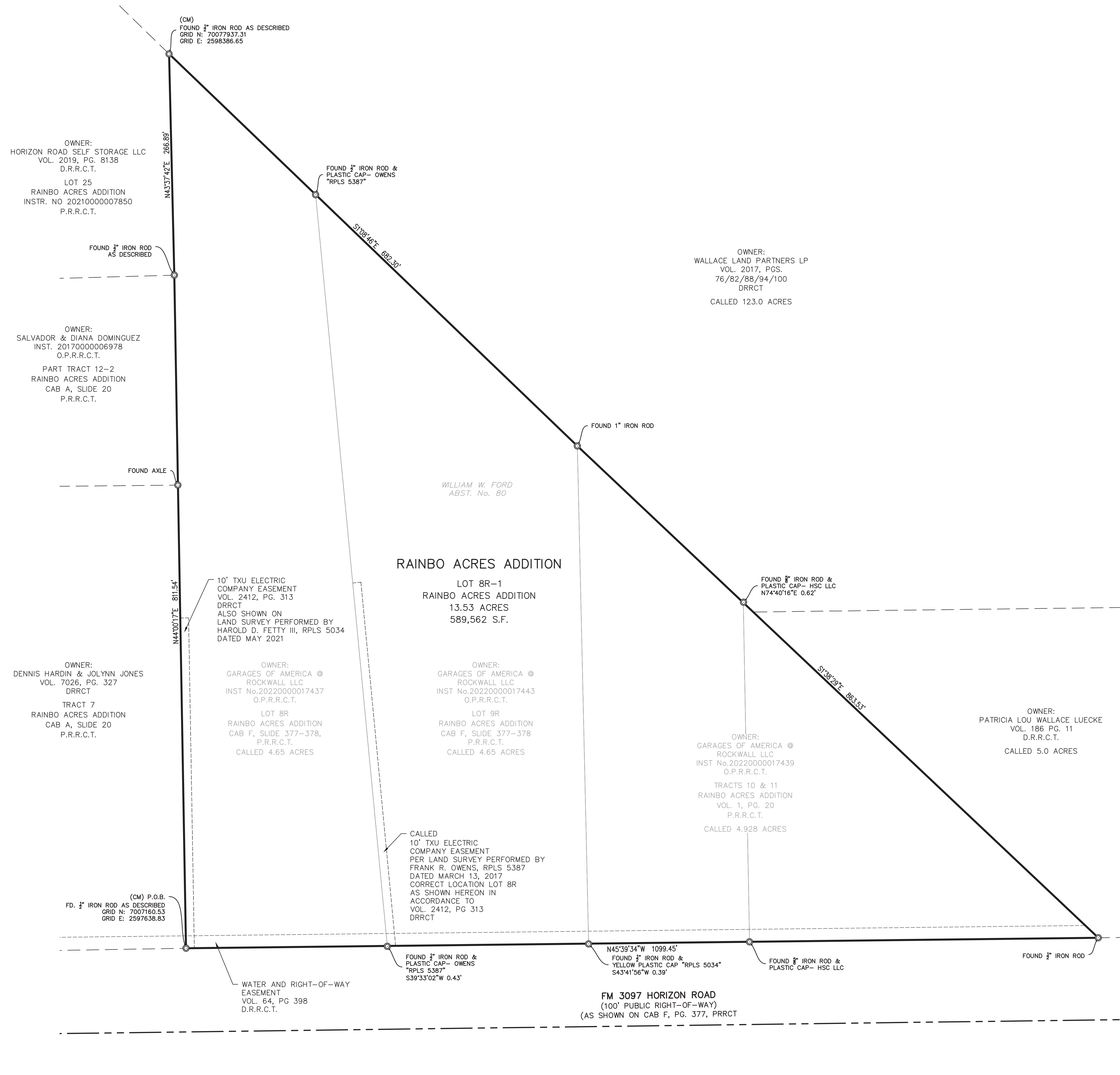


City of Rockwall

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

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





LEGEND

—————	BOUNDARY LINE
—————	OLD LOT LINE
-----	ADJACENT PROPERTY LINE
-----	EASEMENT LINE
⊙	FOUND MONUMENT AS DESCRIBED
○	SET 5/8" REBAR & CAP "HSC LLC"
(CM)	CONTROLLING MONUMENT
INST. No	INSTRUMENT NUMBER
VOL.	VOLUME
CAB	CABINET
PG.	PAGE
M.R.	MAP RECORDS
P.R.	PLAT RECORDS
D.R.	DEED RECORDS
O.P.R	OFFICIAL PUBLIC RECORDS
R.C.T.	ROCKWALL COUNTY TEXAS
N	NORTHING
E	EASTING
FD.	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
ESMT.	EASEMENT

FOR REVIEW PURPOSES ONLY
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

BASIS OF BEARINGS

GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), US SURVEY FOOT, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010.00), DETERMINED BY GPS OBSERVATIONS BASED UPON ALLTERRA'S VRS REFERENCE NETWORK.
 GRID SCALE FACTOR: 0.9998566281
 PROJECT POINT OF ORIGIN:
 LATITUDE: N32°52'25.83"
 LONGITUDE: W96°27'00.03"

SURVEYOR

HUDSON SITE CONTROL, LLC
 2384 N. HWY. 287, SUITE 224
 MANSFIELD, TX 76063

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
 2323 TARPLEY RD STE 100
 CARROLLTON, TX 75006

PROJECT ADDRESS

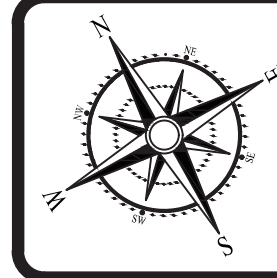
FM 3097, ROCKWALL, TX

**FINAL PLAT
 OF
 RAINBO ACRES ADDITION
 LOT 8R-1**

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION,
 VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R,
 REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T.
 SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CITY PLAN FILE NO. S212-018
 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023
 MICHAEL@HUDSONSITECONTROL.COM

DATE: JUNE 16, 2023
PROJECT MGR: RMC
PROJECT TECH: AJ
PROJECT NO. 22-048



**HUDSON
 SITE CONTROL, LLC**
 LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
 OFFICE - 817.225.6700 FAX - 817.225.6701
 T&P L.S. FIRM NO. 1094185

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.

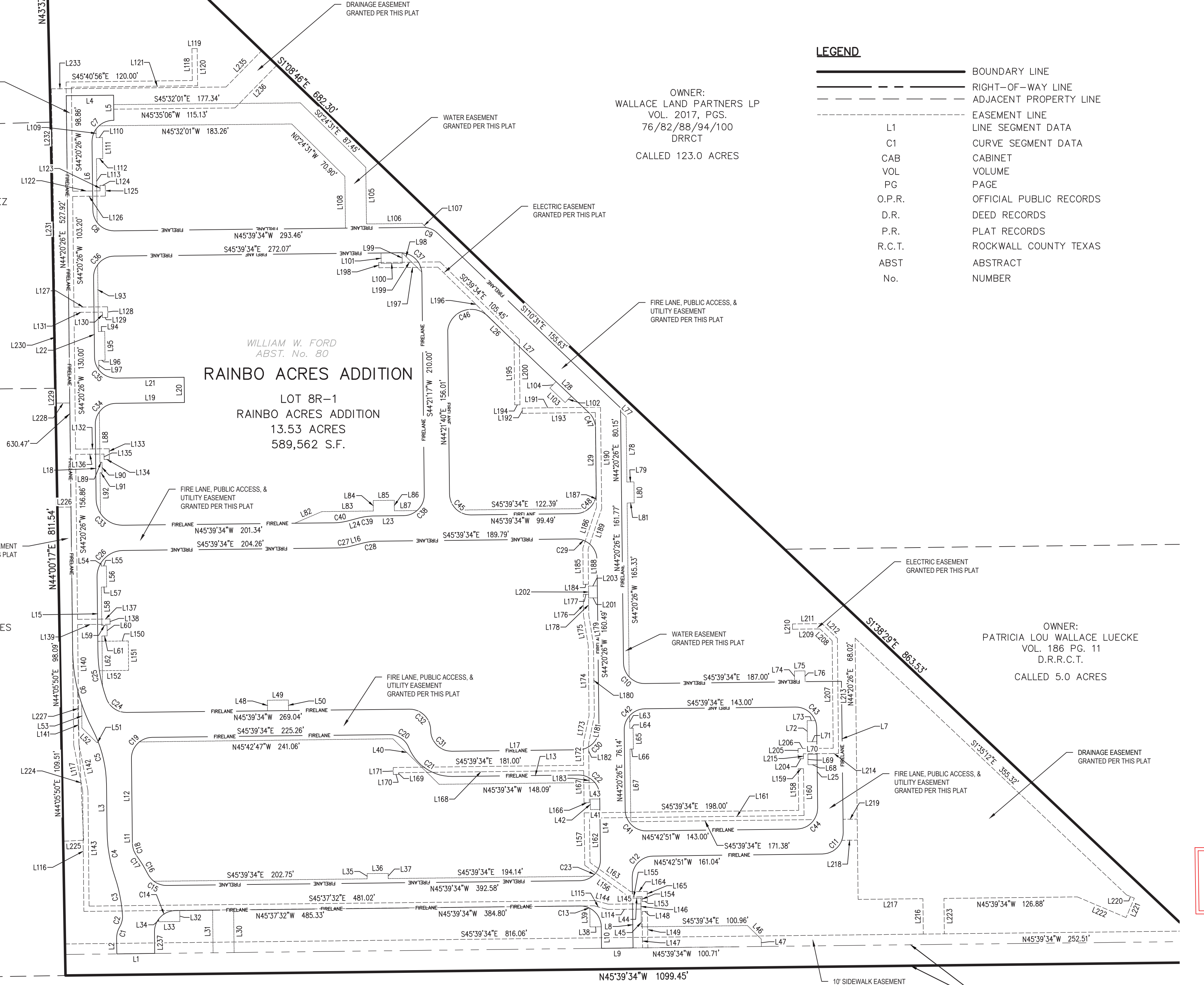
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.

PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
D.R.R.C.T.

TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

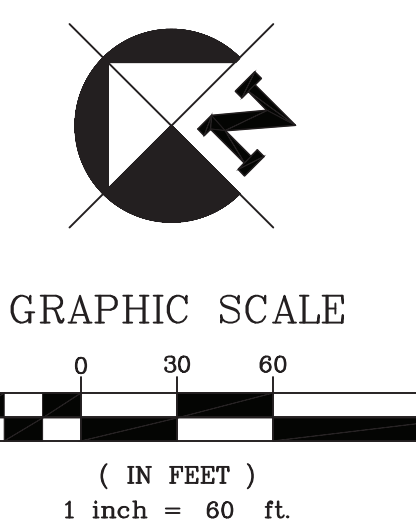


OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
D.R.R.C.T.
CALLED 123.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

FM 3097 HORIZON ROAD
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG. 377, PRRCT



LEGEND

—	BOUNDARY LINE
- - - -	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
---	LINE SEGMENT DATA
- · - · -	CURVE SEGMENT DATA
- · - · -	CABINET
- · - · -	VOL
- · - · -	VOLUME
- · - · -	PAGE
- · - · -	O.P.R.
- · - · -	DEED RECORDS
- · - · -	P.R.
- · - · -	PLAT RECORDS
- · - · -	R.C.T.
- · - · -	ROCKWALL COUNTY TEXAS
- · - · -	ABST
- · - · -	ABSTRACT
No.	NUMBER

PARCEL LINE TABLE

LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"W
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°31'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°21'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"W
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

PARCEL LINE TABLE

LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"E
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"W
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

PARCEL LINE TABLE

LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°28'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"E
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°20'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

PARCEL LINE TABLE

LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	S63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"W
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"W
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°41'8"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S1°52'28"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S2°00'43"E
L221	20.00	S6°59'17"W
L222	50.29	N2°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N4°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N45°37'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	10.93	20.00'	31°18'22"	N59°59'37"E	10.79'
C2	11.45	20.00'	32°47'55"	N59°14'50"E	11.29'
C3	17.43	193.53'	152°22'16"	N33°48'58"E	37.32'
C4	44.46	140.00'	181°11'42"	N35°14'36"E	44.27'
C5	54.84	116.00'	270°51'7"	N30°47'48"E	54.33'
C6	77.53	164.00'	270°51'7"	N30°47'48"E	76.81'
C7	32.43	20.00'	92°37'44"	S89°16'53"E	29.01'
C8	31.42	20.00'	90°00'00"	S00°39'34"E	28.28'
C9	15.53	20.00'	89°56'42"	S89°18'48"W	15.14'
C10	31.42	20.00'	90°00'00"	S00°39'34"E	28.28'
C11	31.40	20.00'	89°56'42"	S89°18'48"W	28.27'
C12	31.40	20.00'	89°56'42"	S89°18'48"W	28.27'
C13	31.42	20.00'	90°00'00"	N00°39'34"W	28.28'
C14	31.42	20.00'	90°00'00"	S89°20'26"W	28.28'
C15	22.14	20.00'	63°25'29"	N13°56'49"W	21.03'
C16	9.67	140.00'	35°37'32"	N15°47'09"E	9.67'
C17	11.20	140.00'	43°44'54"	N11°30'56"E	11.19'
C18	12.26	20.00'	35°06'57"	N26°46'58"E	12.07'
C19	31.40	20.00'	90°00'00"	N89°20'26"E	28.28'
C20	23.89	20.00'	68°26'52"	S11°26'07"E	22.50'
C21	52.56	44.00'	68°26'52"	S11°26'07"E	49.49'
C22	31.42	20.00'	90°00'00"	S00°39'34"E	28.28'
C23	31.42	20.00'	90°00'00"	S89°20'26"W	28.28'
C24	24.70	20.00'	70°46'03"	N10°16'32"W	23.16'
C25	46.51	135.75'	193°51'7"	N34°55'26"E	46.29'
C26	39.27	25.00'	90°00'00"	N89°20'26"E	35.36'
C27	12.11	50.00'	13°52'28"	S52°35'48"E	12.08'
C28	12.11	50.00'	13°52'28"	S52°35'48"E	12.08'
C29	31.4				



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
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 owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

- COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS.
SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS.
SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAINBO ACRES ADDITION, LOT 8R-1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 8R-1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 _____, _____.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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 placed under my personal supervision.

Stamp area for the surveyor. Includes text: 'FOR REVIEW PURPOSES ONLY PRELIMINARY', 'RICHARD M. CUMMOCK', 'I, THIS DOCUMENT, SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT', 'Texas Registration Number 6416', 'Hudson Site Control, LLC', '2384 Highway 287N Ste224 Mansfield, Texas 76063', 'Ph. 817.225.6700', 'TBPELS Firm #: 10194185'

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ACRES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

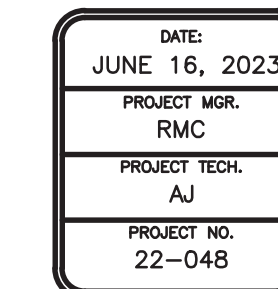
HUDSON SITE CONTROL, LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX



Logo for Hudson Site Control, LLC. Includes text: 'HUDSON SITE CONTROL, LLC LAND SURVEYING - CONSTRUCTION LAYOUT', '2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063', 'OFFICE - 817.225.6700 FAX - 817.225.6700', 'T.B.P.E.L.S. FIRM NO. 10194185'



DATE: July 18, 2023

TO: Fred A. Gans
2323 Tarpley Road
Suite 100
Carrollton, TX 75006

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

SUBJECT: P2023-020; *Replat for Lot 20 of the Rainbo Acres Addition*

Mr. Gans:

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 July 17, 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Chairman Deckard absent.

City Council

On July 17, 2023, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

FILING FEES:

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

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

Please note that the 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 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department