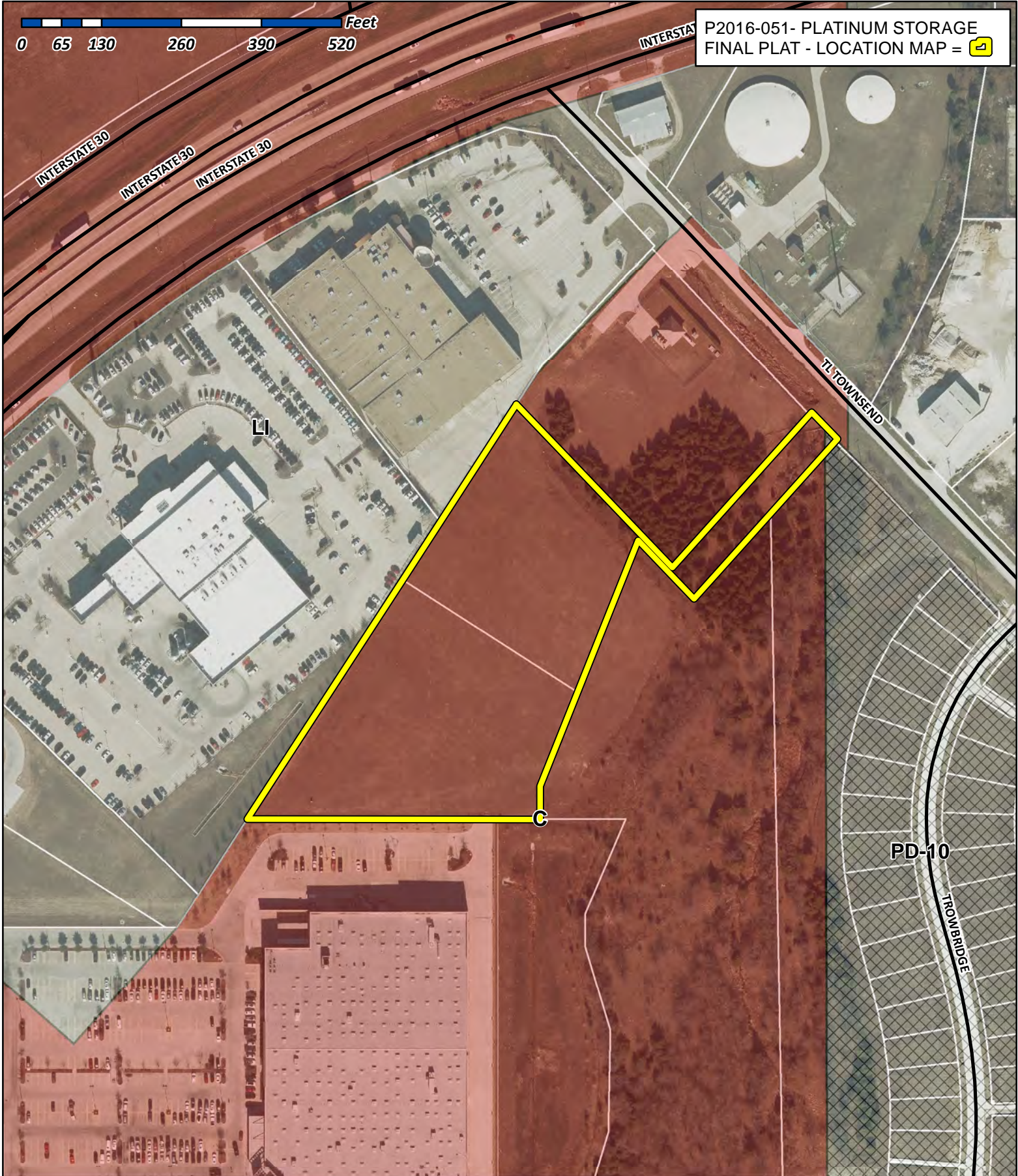


P2016-051- PLATINUM STORAGE  
FINAL PLAT - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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



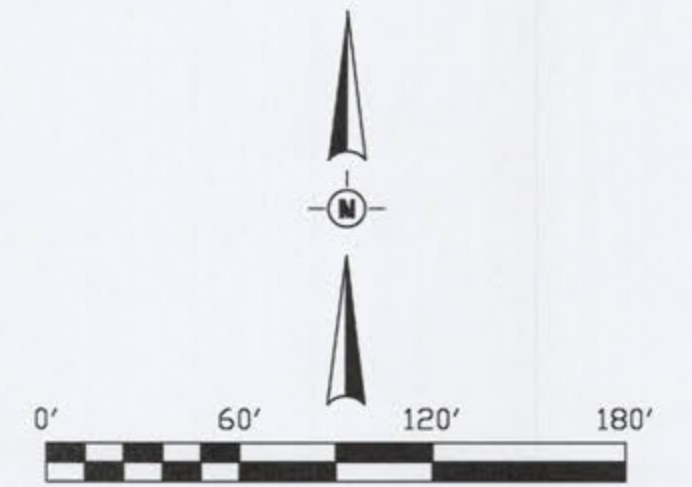
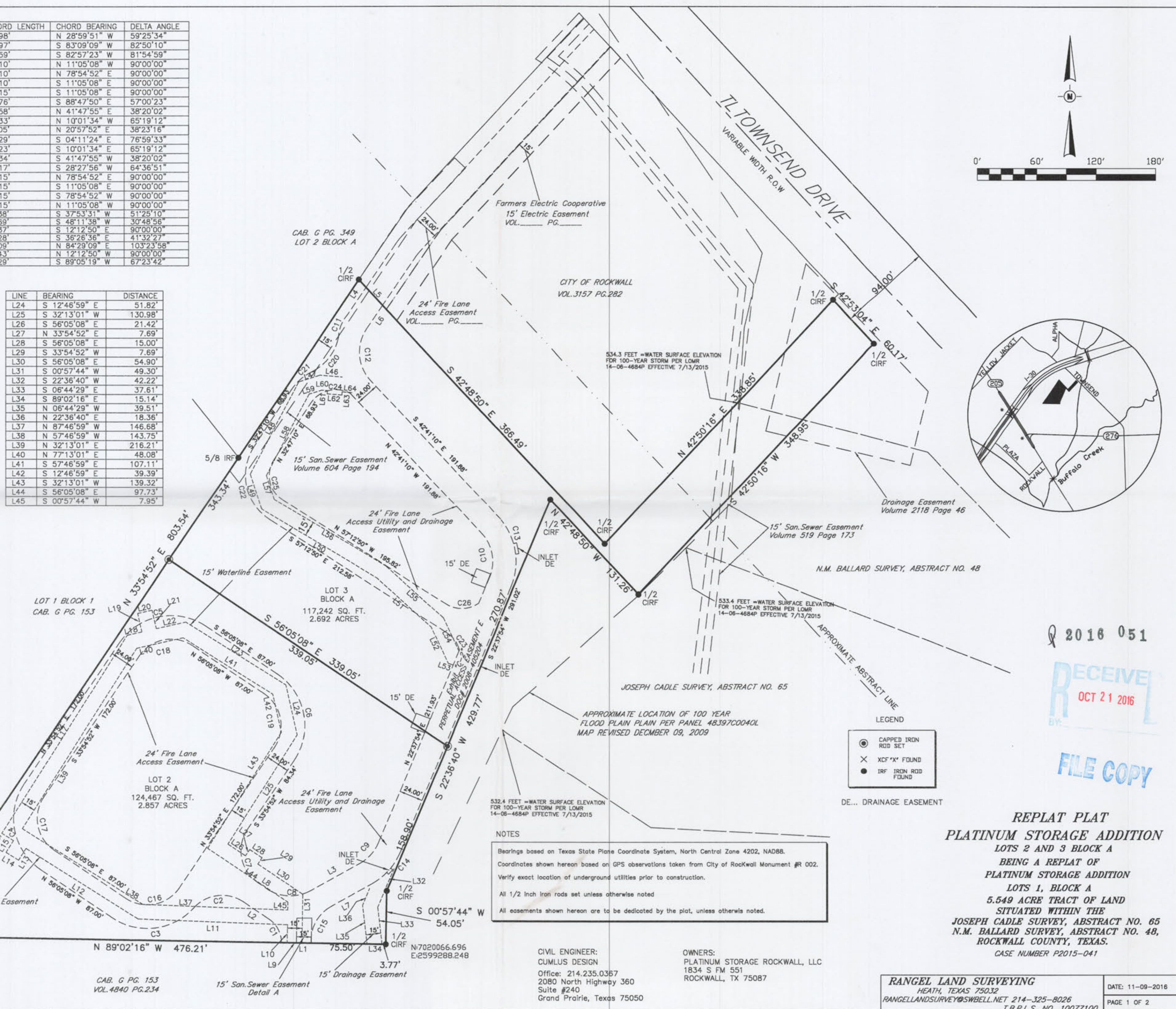
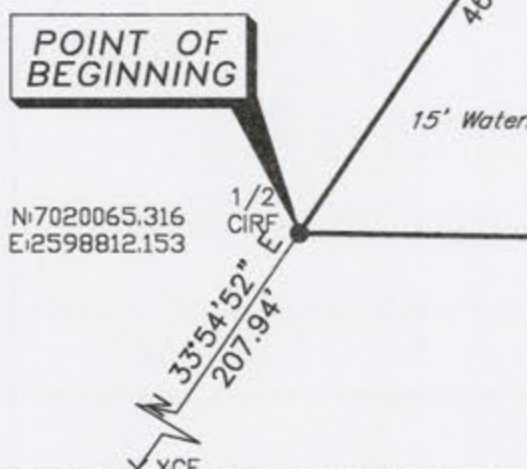


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.23'	29.28'	27.98'	N 28°59'51" W	59°25'34"
C2	38.53'	55.70'	50.97'	S 83°09'09" W	82°50'10"
C3	63.00'	90.07'	82.59'	S 82°57'23" W	81°54'59"
C4	63.00'	98.96'	89.10'	N 11°05'08" W	90°00'00"
C5	63.00'	98.96'	89.10'	N 78°54'52" E	90°00'00"
C6	63.00'	98.96'	89.10'	S 11°05'08" E	90°00'00"
C7	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C8	43.76'	43.54'	41.76'	S 88°47'50" E	57°00'23"
C9	42.00'	28.10'	27.58'	N 41°47'55" E	38°20'02"
C10	42.00'	47.88'	45.33'	N 10°01'34" W	65°19'12"
C11	24.50'	36.57'	24.05'	N 20°57'52" E	38°23'16"
C12	42.00'	56.44'	52.29'	S 04°11'24" E	76°59'33"
C13	66.00'	75.24'	71.23'	S 10°01'34" E	65°19'12"
C14	66.00'	44.16'	43.34'	S 41°47'55" W	38°20'02"
C15	39.45'	44.49'	42.17'	S 28°27'56" W	64°36'51"
C16	39.00'	61.26'	55.15'	N 78°54'52" E	90°00'00"
C17	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C18	39.00'	61.26'	55.15'	S 78°54'52" W	90°00'00"
C19	39.00'	61.26'	55.15'	N 11°05'08" W	90°00'00"
C20	50.00'	44.87'	43.38'	S 37°53'31" W	51°25'10"
C21	54.00'	29.04'	28.69'	S 48°11'38" W	30°48'56"
C22	54.00'	84.82'	76.37'	S 12°12'50" E	90°00'00"
C23	30.00'	21.75'	21.28'	S 36°26'36" E	41°32'27"
C24	30.00'	54.14'	47.09'	N 84°29'09" E	103°23'58"
C25	30.00'	47.12'	42.43'	N 12°12'50" W	90°00'00"
C26	30.00'	35.29'	33.29'	S 89°05'19" W	67°23'42"

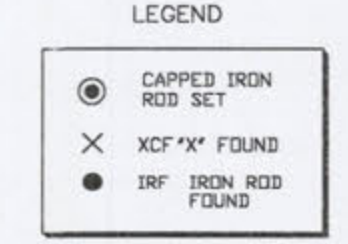
LINE	BEARING	DISTANCE
L1	N 89°02'16" W	30.00'
L2	N 55°37'29" W	29.67'
L3	N 60°58'01" E	57.83'
L4	N 34°18'22" E	33.88'
L5	S 42°48'50" E	24.62'
L6	S 34°18'22" W	28.40'
L7	S 60°57'56" W	46.99'
L8	S 55°07'28" E	13.29'
L9	N 89°02'16" W	15.00'
L10	N 00°57'44" E	18.20'
L11	N 87°46'59" W	151.03'
L12	N 57°46'59" W	133.91'
L13	S 32°13'01" W	14.11'
L14	N 57°46'59" W	15.00'
L15	N 32°13'01" E	14.11'
L16	N 57°46'59" W	13.86'
L17	N 32°13'01" E	237.42'
L18	N 77°13'01" E	14.97'
L19	N 12°46'59" W	19.33'
L20	N 77°13'01" E	15.00'
L21	S 12°46'59" E	19.33'
L22	N 77°13'01" E	30.54'
L23	S 57°46'59" E	119.54'

LINE	BEARING	DISTANCE
L24	S 12°46'59" E	51.82'
L25	S 32°13'01" W	130.98'
L26	S 56°05'08" E	21.42'
L27	N 33°54'52" E	7.69'
L28	S 56°05'08" E	15.00'
L29	S 33°54'52" W	7.69'
L30	S 56°05'08" E	54.90'
L31	S 00°57'44" W	49.30'
L32	S 22°36'40" W	42.22'
L33	S 06°44'29" E	37.61'
L34	S 89°02'16" W	15.14'
L35	N 06°44'29" W	39.51'
L36	N 22°36'40" E	18.36'
L37	N 87°46'59" W	146.68'
L38	N 57°46'59" W	143.75'
L39	N 32°13'01" E	216.21'
L40	N 77°13'01" E	48.08'
L41	S 57°46'59" E	107.11'
L42	S 12°46'59" E	39.39'
L43	S 32°13'01" W	139.32'
L44	S 56°05'08" E	97.73'
L45	S 00°57'44" W	7.95'

LINE	BEARING	DISTANCE
L46	N 85°04'44" W	22.58'
L47	S 72°25'16" W	22.50'
L48	S 27°25'16" W	106.19'
L49	S 17°34'44" E	37.94'
L50	S 58°54'41" E	136.35'
L51	S 47°39'41" E	73.63'
L52	S 25°09'41" E	40.33'
L53	S 70°09'41" E	5.31'
L54	N 25°09'41" W	37.11'
L55	N 47°39'41" W	78.09'
L56	N 58°54'41" W	132.17'
L57	N 17°34'44" W	26.07'
L58	N 27°25'16" E	93.76'
L59	N 72°25'16" E	13.30'
L60	S 85°04'44" W	5.83'
L61	S 04°55'16" W	3.32'
L62	S 85°04'44" E	15.00'
L63	N 04°55'16" E	3.32'
L64	S 85°04'44" E	9.72'



2016 051  
 RECEIVED  
 OCT 21 2016  
 FILE COPY



NOTES  
 Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD88.  
 Coordinates shown hereon based on GPS observations taken from City of Rockwall Monument #R 002.  
 Verify exact location of underground utilities prior to construction.  
 All 1/2 inch iron rods set unless otherwise noted.  
 All easements shown hereon are to be dedicated by the plat, unless otherwise noted.

CIVIL ENGINEER:  
 CUMULUS DESIGN  
 Office: 214.235.0367  
 2080 North Highway 360  
 Suite #240  
 Grand Prairie, Texas 75050

OWNERS:  
 PLATINUM STORAGE ROCKWALL, LLC  
 1834 S FM 551  
 ROCKWALL, TX 75087



STATE OF TEXAS:  
COUNTY OF ROCKWALL:

WHEREAS PLATINUM STORAGE ROCKWALL, L.L.C. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 5.549 acre of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, in the City of Rockwall, Rockwall County, Texas and being a portion of a 65.96 acre tract of land recorded in Volume 4663, Page 281 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

Point of Beginning at a 5/8 Inch Iron rod found for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 of the Plat Records of Rockwall County, Texas, from which a found score X bears S 33°54' 52" W a distance of 207.94 feet;

THENCE N 33°54'52" E with said southeasterly line and passing a 5/8 inch Iron at 585.86 feet and continuing a total distance of 803.54 feet to a set 1/2 Iron rod with cap in the west line of City of Rockwall tract according to deed recorded in Volume 3157, Page 282 of the Official Public Records of Rockwall County, Texas;

THENCE S 42°48'50" E with said tract, a distance of 366.49 feet to a set 1/2 Iron rod with cap from which a Iron rod bears S 59°51'53" E, a distance of 3.02 feet;

THENCE N 42°50'16" E, a distance of 338.85 feet to a set 1/2 Iron rod with cap from which a Iron rod bears N 58°19' 35" E, a distance of 8.64 feet found in the south line of Townsend Road a variable width right of way;

THENCE S 42°53'04" E, a distance of 60.17 feet to a set 1/2 Iron rod with cap;

THENCE S 42°50'16" W, a distance of 348.95 feet a set 1/2 Iron rod with cap;

THENCE N 42°48'50" W, a distance of 131.26 feet a set 1/2 Iron rod with cap;

THENCE S 22°36'40" W, a distance of 429.77 feet a set 1/2 Iron rod with cap;

THENCE S 00°57'44" W, a distance of 54.05 feet a set 1/2 Iron rod with cap in the north line of the aforementioned Lot 1 Block 1 from which a 5/8 inch Iron found for corner bears S 88°50'40E, a distance of 139.33 feet;

THENCE N 89°02'16" W, a distance of 476.21 feet to the POINT OF BEGINNING containing 241,709 square feet or 5.549 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the \_\_\_\_\_ 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the \_\_\_\_\_ subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 compiled 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 Development Process Guidelines (Updates 2012) Page 99 of 154 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.

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

REPRESENTATIVE \_\_\_\_\_

OWNERS:  
PLATINUM STORAGE ROCKWALL, LLC  
1834 S FM 551  
ROCKWALL, TX 75087

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

NOTE: 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.

SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, RUDY RANGEL, 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.

\_\_\_\_\_  
RUDY RANGEL  
REGISTERED PUBLIC SURVEYOR NO.5664

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

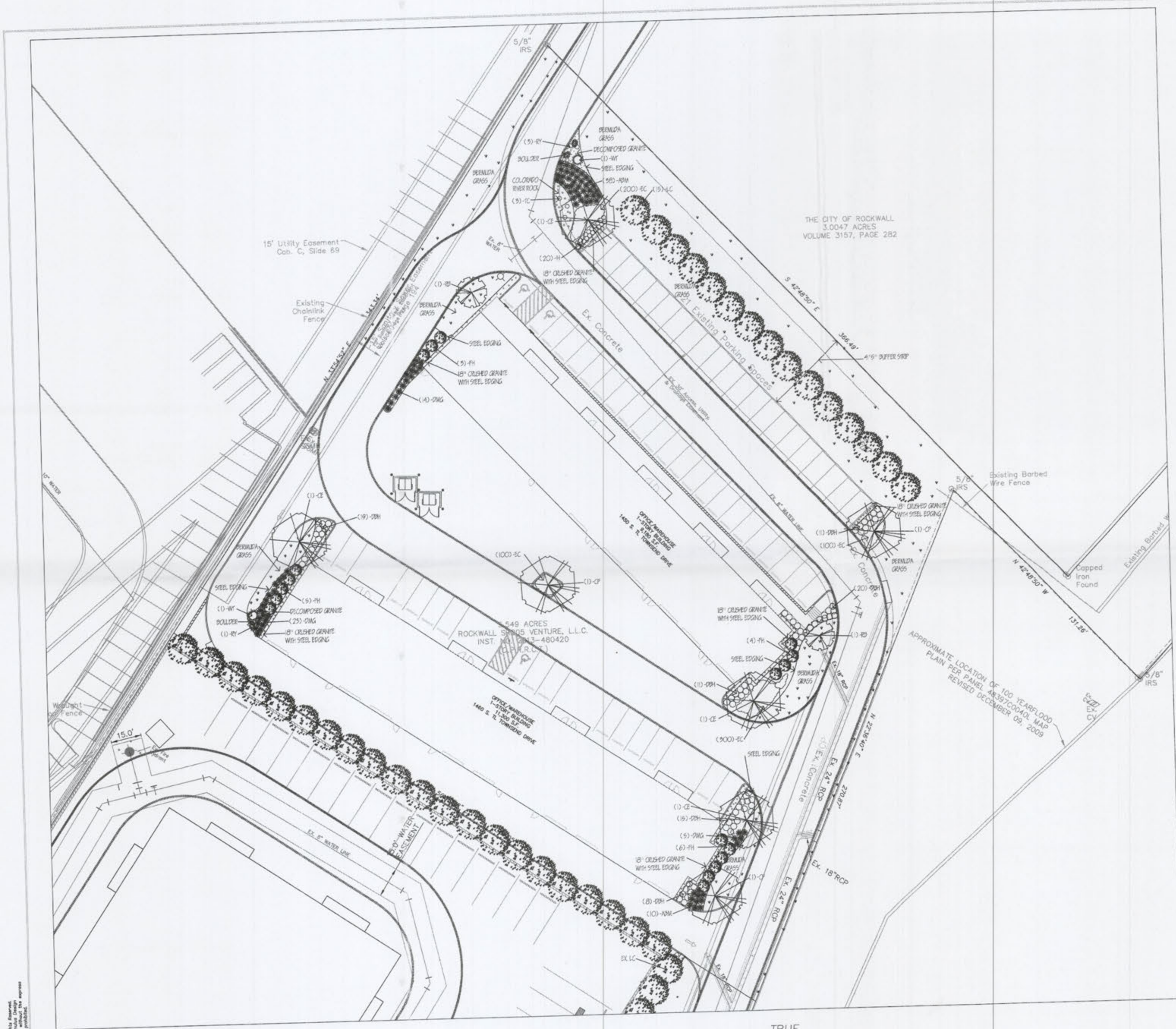
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor City of Rockwall City Secretary City Engineer

**REPLAT PLAT**  
**PLATINUM STORAGE ADDITION**  
**LOTS 2 AND 3 BLOCK A**  
**BEING A REPLAT OF**  
**PLATINUM STORAGE ADDITION**  
**LOTS 1, BLOCK A**  
**5.549 ACRE TRACT OF LAND**  
**SITUATED WITHIN THE**  
**JOSEPH CADLE SURVEY, ABSTRACT NO. 65**  
**N.M. BALLARD SURVEY, ABSTRACT NO. 48,**  
**ROCKWALL COUNTY, TEXAS.**  
CASE NUMBER P2015-041





PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	4	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL. MIN. 4' SPREAD, MIN. 12 FT.
CP	3	PISTACHIA CHINENSIS CHINESE PISTACHIO	4" CAL. MIN. 4' SPREAD, MIN. 10 FT.
LC	15	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	30 GAL., 5 FT. HT., 3 FT. SPREAD
RB	2	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	2" CAL. 8" HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DBH	84	ILEX BURFORDII 'NANA' DF. BURFORDI HOLLY	5 GAL., MIN. 24" HT., 24" O.C.
IH	20	RAPHANOPHYS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 24" HT., 24" O.C.
FH	18	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., MIN. 5' HT., 3' SPREAD, FULL TO GO.
WT	2	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 15" HT.
RY	4	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	700	ELIOMYALUS COLORATUS FORTUNEI PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
TC	3	MALVAUSCULUS ARBOREUS V. DRUMMONDII TURKIS CAP	1 GAL., FULL PLANT 18" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ARM	48	MIMBLEBERGIA CAPILLARIS 'REGAL MIST' ALTUM BUSH MULHY	1 GAL., FULL PLANT 15" O.C.
DWG	42	MISCANTHUS SINENSIS 'ADAGIO' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL  
SUP NO. 5-121  
OFFICE/ WAREHOUSE BUILDING - 2.692 AC.

REQUIREMENTS	PROVIDE
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL - 10% @ 17,242 SF. - 17,242 SF. REQUIRED AND 10% OPEN SPACE REQUIRED	4,975 SF. LANDSCAPE AREA PROVIDED; 55% PERVIOUS OPEN SPACE PROVIDED
ANY PARKING LOT WITH MORE THAN 2 SPACES SHALL HAVE A MINIMUM OF 6% OR 200 SF. WHOEVER IS GRASS IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. 100% LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING - 17,242 SF. @ 6% = 209 SF.	1464 SF. LANDSCAPE AREA PROVIDED
PARKING AND UNPAVED SPACES EXCEEDS 20,000 SF., ONE TREE FOR EVERY 10 PARKING SPACES - 99,175 SF. @ 99 SPACES = 4 TREES	(6) TREES PROVIDED
NO PARKING SPACE SHALL BE FURTHER THAN 50 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE 60 IN. TO 10 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 90% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF THE BUILDING. LANDSCAPE REQUIREMENTS = 17,242 SF. @ 6% = 8,799 SF.	LANDSCAPE PROVIDED = 12,250 SF.
ONE ROW OF LEYLAND CYPRESS TO BE INSTALLED ALONG NORTHERN PROPERTY LINE IN ACCORDANCE WITH SUP 4-9-02	(15) LEYLAND CYPRESS PROVIDED
IRRIGATION TO BE AN UNDERGROUND AUTOMATIC SYSTEM AND WILL MEET THE REQUIREMENTS OF THE I.C.	AUTOMATIC SYSTEM PROVIDED AND MEETS THE REQUIREMENTS OF THE I.C.
IMPERVIOUS PARKING NOT TO EXCEED 65% @ 99,175 SF.	IMPERVIOUS PARKING = 59,175 SF. OR 47% PROVIDED
SHRUB LANDSCAPE BUFFER ALONG TOWNSEND DRIVE - 10 FT. ALONG ENTIRE LENGTH OF PROPERTY.	SHRUB LANDSCAPE BUFFER PROVIDED ALONG TOWNSEND DRIVE = 40 SF.



VICINITY MAP

01 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



Cumulus Design  
Firm #14810  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367

LANDSCAPE PLAN  
OFFICE PARK ON TOWNSEND DRIVE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

JCL  
J. CAMILLE LA FOY  
LANDSCAPE ARCHITECTURE CONSULTING  
1610 HODGSON, TEXAS 75040  
714.500.0008

PLOT DATE  
06/28/16  
DRAWING SCALE  
1" = 20'  
PROJECT NUMBER  
CD15034  
SHEET NUMBER  
L1.01

SUP2014-053

Copyright 2014, Cumulus Design, all rights reserved. This drawing is the property of Cumulus Design and shall remain confidential. No part of this drawing may be reproduced without the express written permission of Cumulus Design, Inc.