



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-050

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	Unknown Ranch Trail and 259 Ranch Trail		
Subdivision	Rainbo Acres Tract 22r & 23r	Lot	Block
General Location	East side of Ranch Trail North of Horizon		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	vacant	
Proposed Zoning	Commercial (C) District	Proposed Use	Self Storage	
Acreage	8.733	Lots [Current]	2	Lots [Proposed]
				2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input checked="" type="checkbox"/> Owner	Horizon Road Self Storage, LLC (Tract 23)	<input checked="" type="checkbox"/> Applicant	Engineering Concepts & Design, LP
Contact Person	Justin Webb	Contact Person	Bill Thomas
Address	5763 S state Highway 205	Address	201 Windco Circle
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Wylie, TX 75098
Phone	8889721979	Phone	9729418403
E-Mail	justinw@alturahomes.com	E-Mail	bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

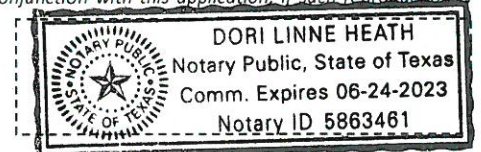
Before me, the undersigned authority, on this day personally appeared Justin Webb [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 20 19.


Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



My Commission Expires 06/24/2023

0 50 100 200 300 400 Feet

P2019-050 - LOTS 23 & 24 OF RAINBO ACRES ADDITION
REPLAT - 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.



Parcel Map Check Report

Client: *Prepared by:*

ClientPreparer

Client Company Your Company Name

Address 1 123 Main Street

Date: 12/13/2019 10:14:59 AM

Parcel Name: 05211 Replat - 05211 Replat 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,064.050' East:2,597,406.875'

Segment# 1: Line

Course: N12° 09' 51.48"E Length: 331.58'

North: 7,008,388.185' East: 2,597,476.745'

Segment# 2: Line

Course: S85° 36' 58.60"E Length: 336.14'

North: 7,008,362.492' East: 2,597,811.901'

Segment# 3: Line

Course: S89° 37' 02.38"E Length: 568.63'

North: 7,008,358.694' East: 2,598,380.519'

Segment# 4: Line

Course: S0° 49' 25.68"E Length: 421.43'

North: 7,007,937.308' East: 2,598,386.578'

Segment# 5: Line

Course: S43° 37' 58.93"W Length: 266.76'

North: 7,007,744.234' East: 2,598,202.503'

Segment# 6: Line

Course: N46° 33' 50.28"W Length: 461.86'

North: 7,008,061.783' East: 2,597,867.127'

Segment# 7: Line

Course: N89° 43' 06.60"W Length: 460.25'

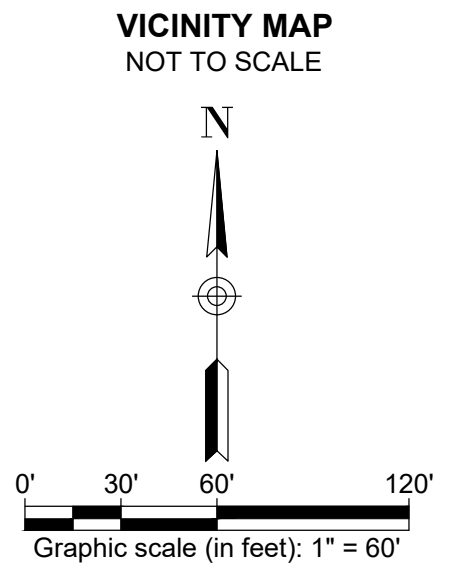
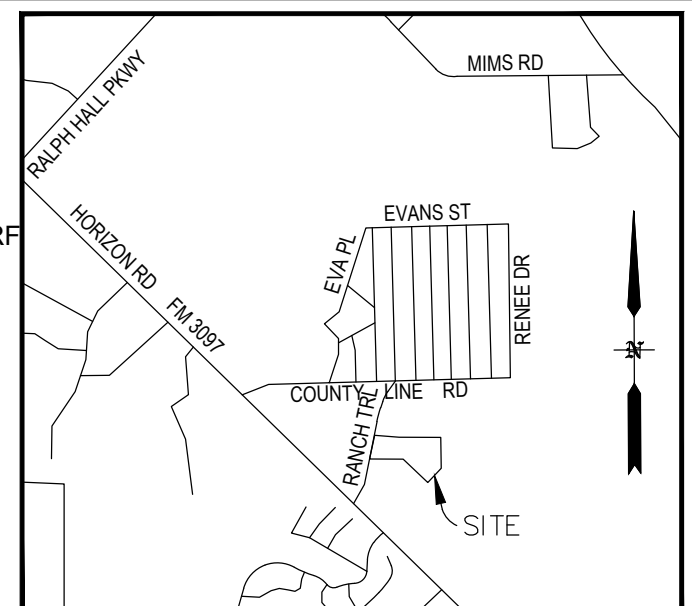
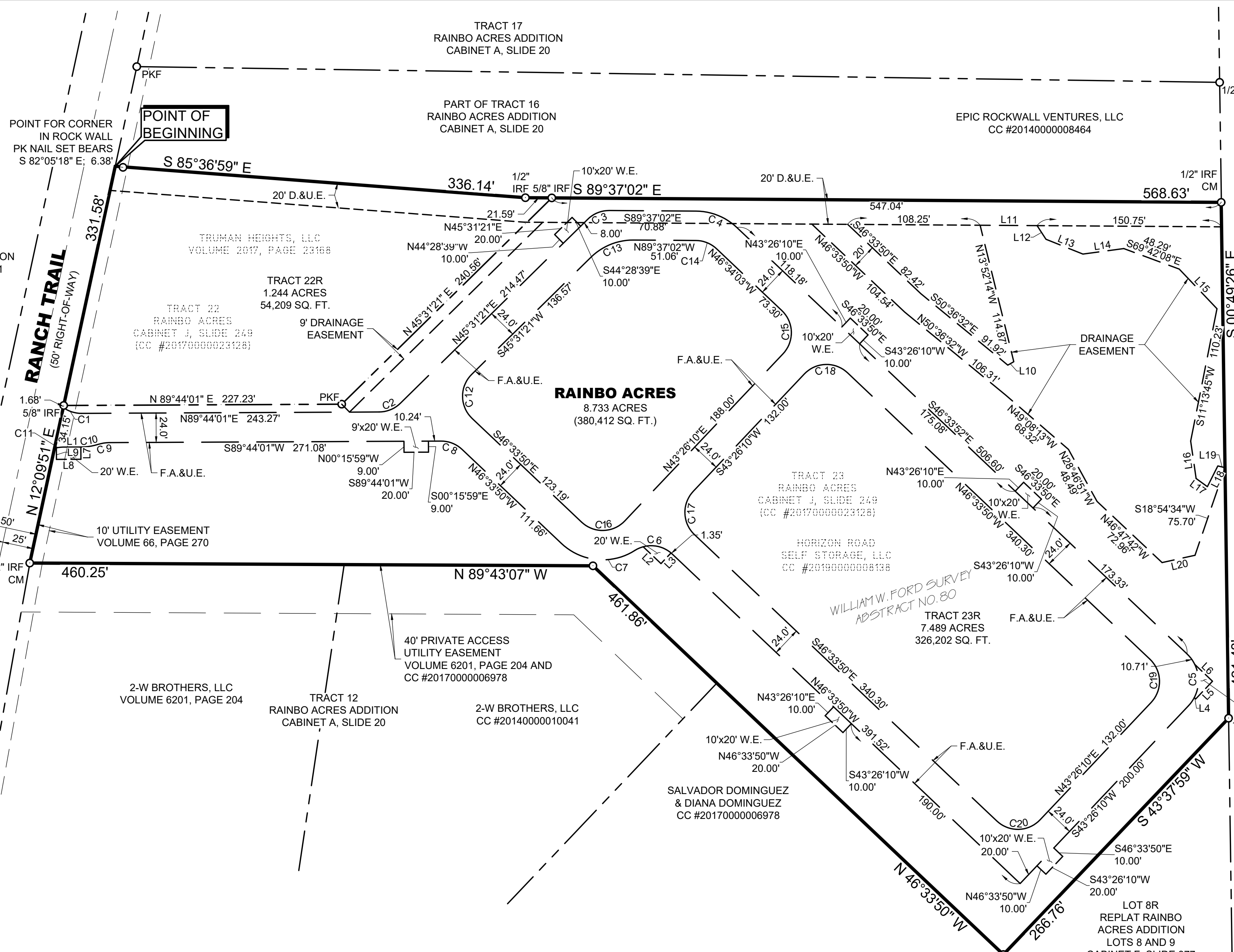
North: 7,008,064.044' East: 2,597,406.883'

Perimeter: 2,846.65' Area: 380,411Sq.Ft.

Error Closure: 0.009 Course: S52° 09' 33.88"E

Error North : -0.0057 East: 0.0073

Precision 1: 316,294.44



GENERAL NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. 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.
4. 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.
5. Property owner(s) shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easement on site.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
PKF	PK nail found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
D.&U.E.	Drainage and utility easement
W.E.	Water easement
F.A.&U.E.	Firelane, access & utility easement

OWNER/DEVELOPER
 Horizon Road Self Storage, LLC
 5763 S State Highway 205
 Suite 100
 Rockwall, Texas 75032
 (888) 972-1979

OWNER/DEVELOPER
 Truman Heights, LLC
 259 Ranch Trail
 Rockwall, Texas 75032
 (972) 722-2408

LAND SURVEYOR
 R. C. Myers Surveying, LLC
 488 Arroyo Court
 Sunnyvale, Texas 75182
 (214) 532-0636
 EMAIL: rcmysurveying@gmail.com
 Firm No. 10192300

FINAL REPLAT
RAINBO ACRES
 TRACTS 22R & 23R
 BEING A REPLAT OF RAINBO ACRES
 TRACT 22 & TRACT 23
 CABINET J, SLIDE 249 (CC #20170000023128)
 8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,
 ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE OF PREPARATION: 11/6/19 SHEET 1 OF 2

ENGINEERING / PROJECT MANAGEMENT /
 CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS We, Truman Heights, LLC and R. D. Moorman, Inc., are the sole owners of a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2" iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 20170000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2-W Brothers LLC, recorded in Volume 6201, Page 204 (DRRCT), a distance of 460.25 feet to a 1/2" iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2-W Brothers tracts, said point also being in the east right-of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right-of-way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 20140000008464, (DRRCT), from which a 60D nail set for reference bears S 82 degrees 05 minutes 18 seconds E, a distance of 6.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2" iron rod found at an angle point in said common line, near the end of said rock wall;

THENCE S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2" iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2" iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, a distance of 266.76 feet to the POINT OF BEGINNING and containing 8.733 acres or 380,411 square feet of land.

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 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 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 ___, 2019.

Notary Public in and for the State of Texas

My Commission Expires

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [OWNERS NAME], 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 ___, 2019.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Given under my seal of office this the ___ day of ___, 2019.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Released 11-13-2019

Robert C. Myers
Registered Professional Land Surveyor
State of Texas No. 3963

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

My commission expires:

RECOMMENDED FOR FINAL APPROVAL

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 ___, 2019.

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 ___, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 20 rows of survey data.

Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Contains 20 rows of curve data.

FINAL REPLAT
RAINBO ACRES
TRACTS 22R & 23R
BEING A REPLAT OF RAINBO ACRES
TRACT 22 & TRACT 23
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ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER/DEVELOPER
Horizon Road Self Storage, LLC
5763 S State Highway 205
Suite 100
Rockwall, Texas 75032
(888) 972-1979

OWNER/DEVELOPER
Truman Heights, LLC
259 Ranch Trail
Rockwall, Texas 75032
(972) 722-2408

LAND SURVEYOR
R. C. Myers Surveying, LLC
488 Arroyo Court
Sunnyvale, Texas 75182
(214) 532-0636
EMAIL: rcmsurveying@gmail.com
Firm No. 10192300