



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-023

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

DIRECTOR OF PLANNING: \_\_\_\_\_

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

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> (300 + 4.992\*20) = \$399.84
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	6601 HORIZON ROAD		
SUBDIVISION	ALLIANCE ADDITION PHASE 2	LOT	12&13 BLOCK 1
GENERAL LOCATION	NORTHWEST CORNER OF HORIZON AND FM 549		

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

CURRENT ZONING	PD	CURRENT USE	NONE
PROPOSED ZONING	PD	PROPOSED USE	COMMERCIAL
ACREAGE	4.992	LOTS [CURRENT]	4
		LOTS [PROPOSED]	2

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

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

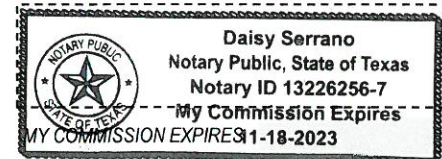
<input type="checkbox"/> OWNER	ROCKWALL RENTAL PROPERTIES, LP.	<input checked="" type="checkbox"/> APPLICANT	TEAGUE, NALL & PERKINS
CONTACT PERSON		CONTACT PERSON	CAMERON SLOWN
ADDRESS	P.O. BOX 818	ADDRESS	825 WATTERS CREEK, SUITE M300
CITY, STATE & ZIP	TERRELL, TEXAS 75060	CITY, STATE & ZIP	ALLEN, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	CSLOWN@TNPINC.COM

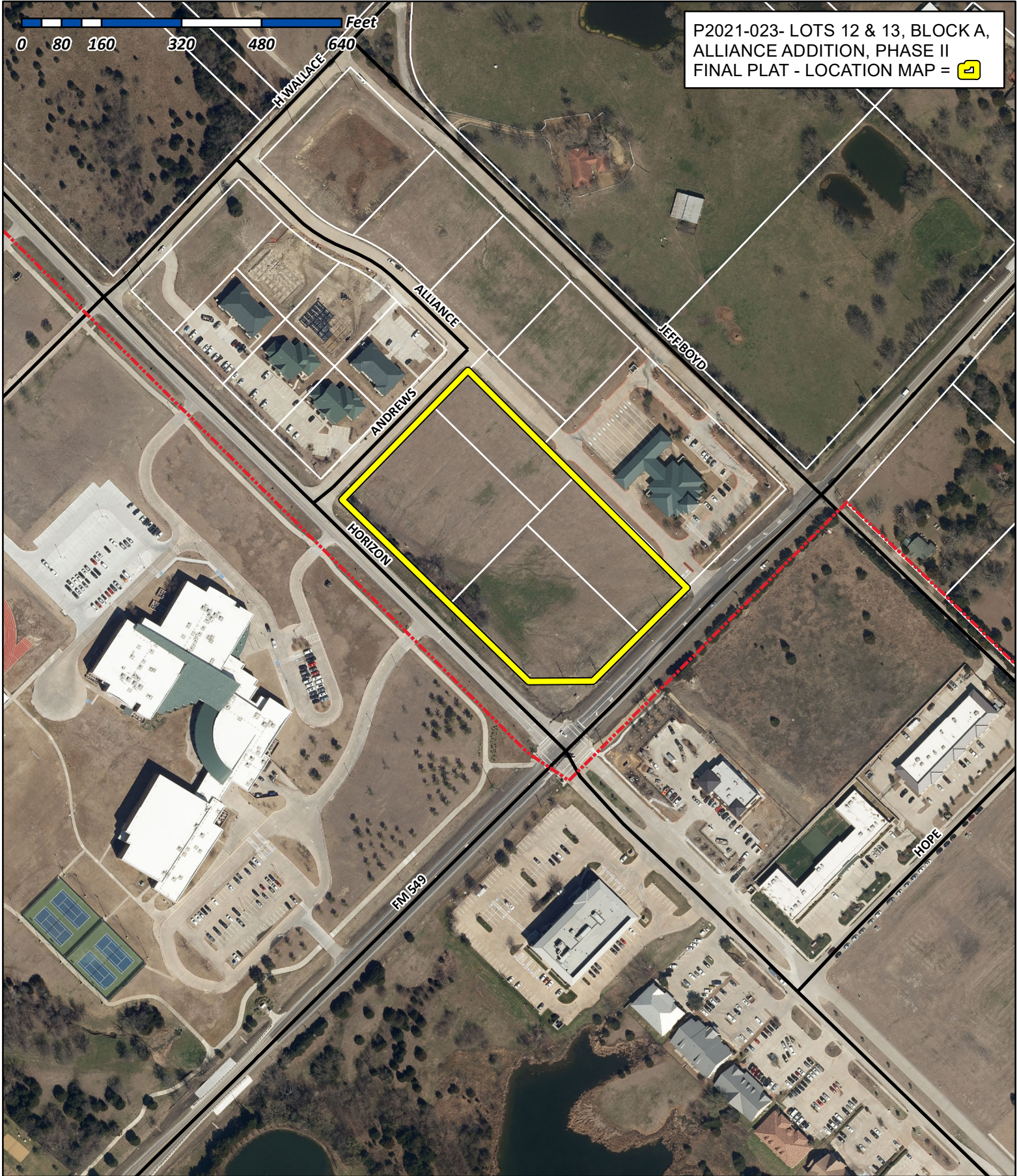
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald H. Wae [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 \$ 399.84 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 12 DAY OF May, 2021  
OWNER'S SIGNATURE Ronald H. Wae  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Daisy Serrano





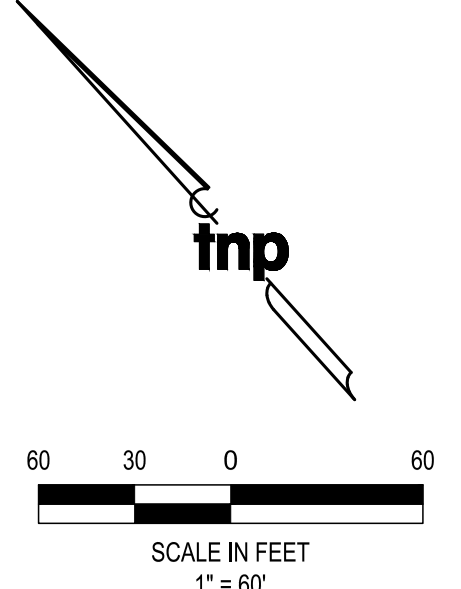
# City of Rockwall

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



**JEFF BOYD CIRCLE**  
(VARIABLE WIDTH R.O.W.)

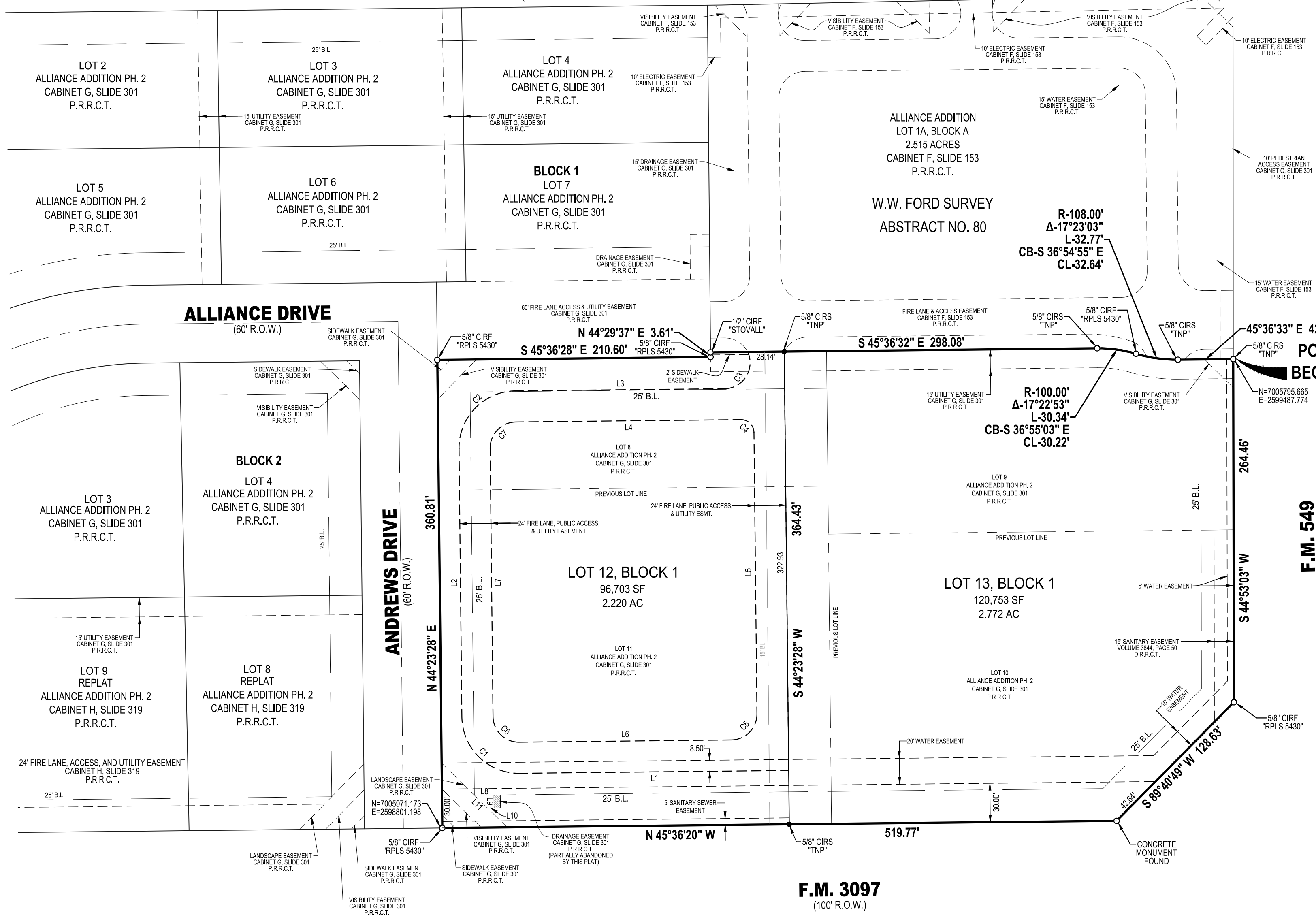


**LEGEND**

- CIRF - CAPPED IRON ROD FOUND
- CIRF - CAPPED IRON ROD SET
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- AC - ACRES
- D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

**NOTES:**

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
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.

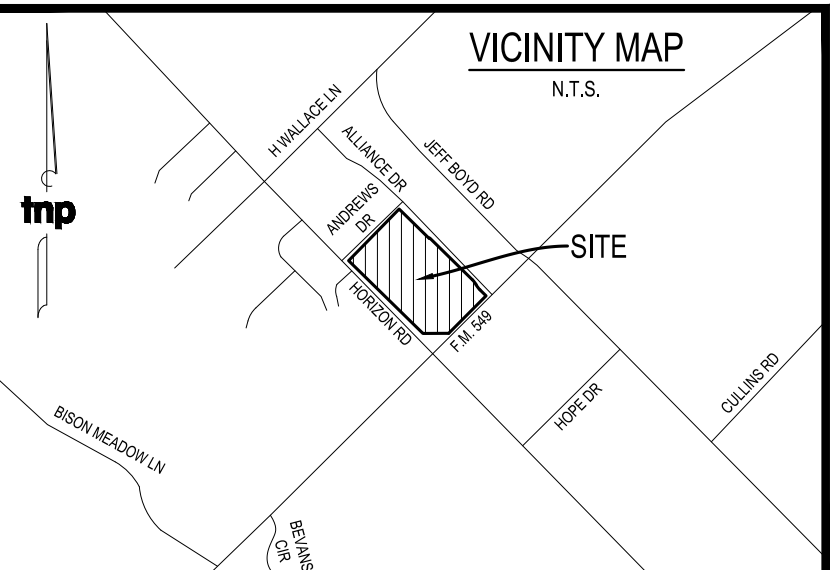


**F.M. 549**  
(VARIABLE WIDTH R.O.W.)

**F.M. 3097**  
(100' R.O.W.)

**FINAL PLAT**  
**LOT 12 & 13, BLOCK 1**  
**ALLIANCE ADDITION PHASE 2**  
BEING A REPLAT OF LOTS 8, 9, 10, & 11, BLOCK A, ALLIANCE ADDITION PHASE 2  
CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 45°36'20" E	207.47'
L2	S 44°23'28" W	206.83'
L3	N 45°36'28" W	162.01'
L4	N 45°36'28" W	173.46'
L5	N 44°23'28" E	216.84'
L6	N 45°36'20" W	163.47'
L7	N 44°23'28" E	206.83'
L8	S 45°36'20" E	15.00'
L9	S 44°23'40" W	10.00'
L10	S 45°36'20" E	5.00'
L11	S 00°36'32" E	14.14'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	89°59'48"	69.11'	N 00°36'26" W	62.22'
C2	44.00'	90°00'04"	69.12'	N 89°23'30" E	62.23'
C3	20.00'	111°10'33"	38.81'	S 76°02'12" W	33.00'
C4	10.00'	89°59'55"	15.71'	S 00°36'30" E	14.14'
C5	20.00'	90°00'12"	31.42'	S 89°23'34" W	28.29'
C6	20.00'	89°59'48"	31.41'	N 00°36'26" W	28.28'
C7	20.00'	90°00'04"	31.42'	N 89°23'30" E	28.28'

**OWNER LOT 10**  
N & H LEGACY PARTNERS, LLC  
P.O. BOX 818  
Terrell, Texas 75160

**OWNER LOT 8, 9, & 11**  
ROCKWALL RENTAL PROPERTIES, L.P.  
P.O. BOX 818  
Terrell, Texas 75160

**PROJECT INFORMATION**  
Project No.: RNP 20523  
Date: April 07, 2021  
Drawn By: WS  
Scale: 1"=60'  
SHEET 1 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnppinc.com

CASE NO. \_\_\_\_\_

Drawing: C:\Users\jmadov\AppData\Local\Temp\AcPublish\_156562021\_04\_07\_RNP\_20523 Final Plat.dwg at Apr 15, 2021 12:45pm by jmadov

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as LOT 12 & 13, BLOCK 1, ALLIANCE ADDITION PHASE 2 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 understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 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.
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.
7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

N & H LEGACY PARTNERS, LLC

Representative:

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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires:

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, N & H Legacy Partners, LLC and Rockwall Rental Properties, L.P., being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 8, 9, 10, and 11, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the northwest line of F.M. 549, a variable width right-of-way, for the east corner of said Lot 9;

THENCE South 44 degrees 53 minutes 03 seconds West along the northwest line of said F.M. 549, same being the southeast line of said Alliance Addition Phase 2, a distance of 264.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found at the east end of a corner clip for the southeast corner of said Lot 10;

THENCE South 89 degrees 40 minutes 49 seconds West along said corner clip continuing along the northwest line of said F.M. 549, a distance of 128.63 feet to a concrete monument found on the northeast line of F.M. 3097, a called 100 foot right-of-way, for the southwest corner of said Lot 10;

THENCE North 45 degrees 36 minutes 20 seconds West along the northeast line of said F.M. 3097, same being the southwest line of said Alliance Addition Phase 2, a distance of 519.77 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast line of Andrews Drive, a called 60 foot right-of-way, for the west corner of said Lot 11;

THENCE North 44 degrees 23 minutes 28 seconds East along the southeast line of said Andrews Drive, same being the northwest line of said Lot 11 and Lot 8, a distance of 360.81 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for the north corner of said Lot 8, same being the west corner of Lot 7, Block 1 of said Alliance Addition Phase 2;

THENCE South 45 degrees 36 minutes 28 seconds East departing the southeast line of said Andrews Drive and along the common line of said Lot 7 and Lot 8, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for the south corner of said Lot 7;

THENCE North 44 degrees 29 minutes 37 seconds East continuing along the common line of said Lot 7 and Lot 8, a distance of 3.61 feet to a 1/2 inch iron rod with cap stamped "STOVALL" found for west corner of Lot 1A, Block A, Alliance Addition, an addition to the City of Rockwall, Texas as recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 36 minutes 32 seconds East continuing along the southwest line of said Lot 1A, Block A, a distance of 298.08 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right continuing along the southwest line of said Lot 1A, Block A, having a radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, an arc length of 30.34 feet, a chord bearing of South 36 degrees 55 minutes 03 seconds East, a distance of 30.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having continuing along the southwest line of said Lot 1A, Block A, having a radius of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, an arc length of 32.77 feet, a chord bearing of South 36 degrees 54 minutes 55 seconds East, a distance of 32.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 36 minutes 33 seconds East continuing along the southwest line of said Lot 1A, Block A, a distance of 42.63 feet to the POINT OF BEGINNING containing 217,456 square feet, or 4.992 acres of land.

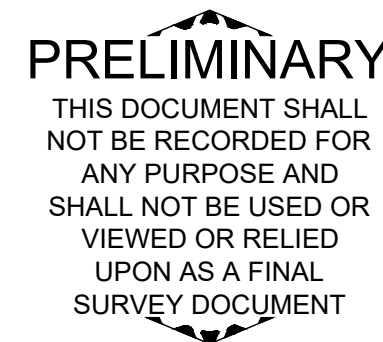
**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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.
BRIAN J. MADDOX II, R.P.L.S. NO. 6659



**RECOMMENDED FOR FINAL APPROVAL**

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

APPROVED
I hereby certify that the above and foregoing plat of LOT 12 & 13, BLOCK 1, ALLIANCE ADDITION PHASE 2, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

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

OWNER LOT 10: N & H LEGACY PARTNERS, LLC, P.O. BOX 818, Terrell, Texas 75160
OWNER LOT 8, 9, & 11: ROCKWALL RENTAL PROPERTIES, L.P., P.O. BOX 818, Terrell, Texas 75160

PROJECT INFORMATION
Project No.: RNP 20523
Date: April 07, 2021
Drawn By: WS
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

FINAL PLAT
LOT 12 & 13, BLOCK 1
ALLIANCE ADDITION PHASE 2
BEING A REPLAT OF LOTS 8, 9, 10, & 11, BLOCK A, ALLIANCE ADDITION PHASE 2 CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS