



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-005

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2582 HWY276 RD ROCKWALL, TX

SUBDIVISION SHARP ADDITION LOT 6 BLOCK A

GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE

PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE

ACREAGE 3.212 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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 <u>Agree Limited Partnership</u>	<input type="checkbox"/> APPLICANT <u>A.J. BEDFORD GROUP, INC.</u>
CONTACT PERSON <u>Ray LaVigne</u>	CONTACT PERSON <u>TERRI BEDFORD</u>
ADDRESS <u>70 East Long Lake Rd</u>	ADDRESS <u>301 N. ALAMO ROAD</u>
CITY, STATE & ZIP <u>Bloomfield Hills, MI 48304</u>	CITY, STATE & ZIP <u>ROCKWALL, TX 75087</u>
PHONE <u>248 480 0257</u>	PHONE <u>972-722-0225 X100</u>
E-MAIL <u>RLAVIGNE@AGREEREALTY.COM</u>	E-MAIL <u>terri@ajbedfordgroup.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2021. 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 13th DAY OF December, 2021.

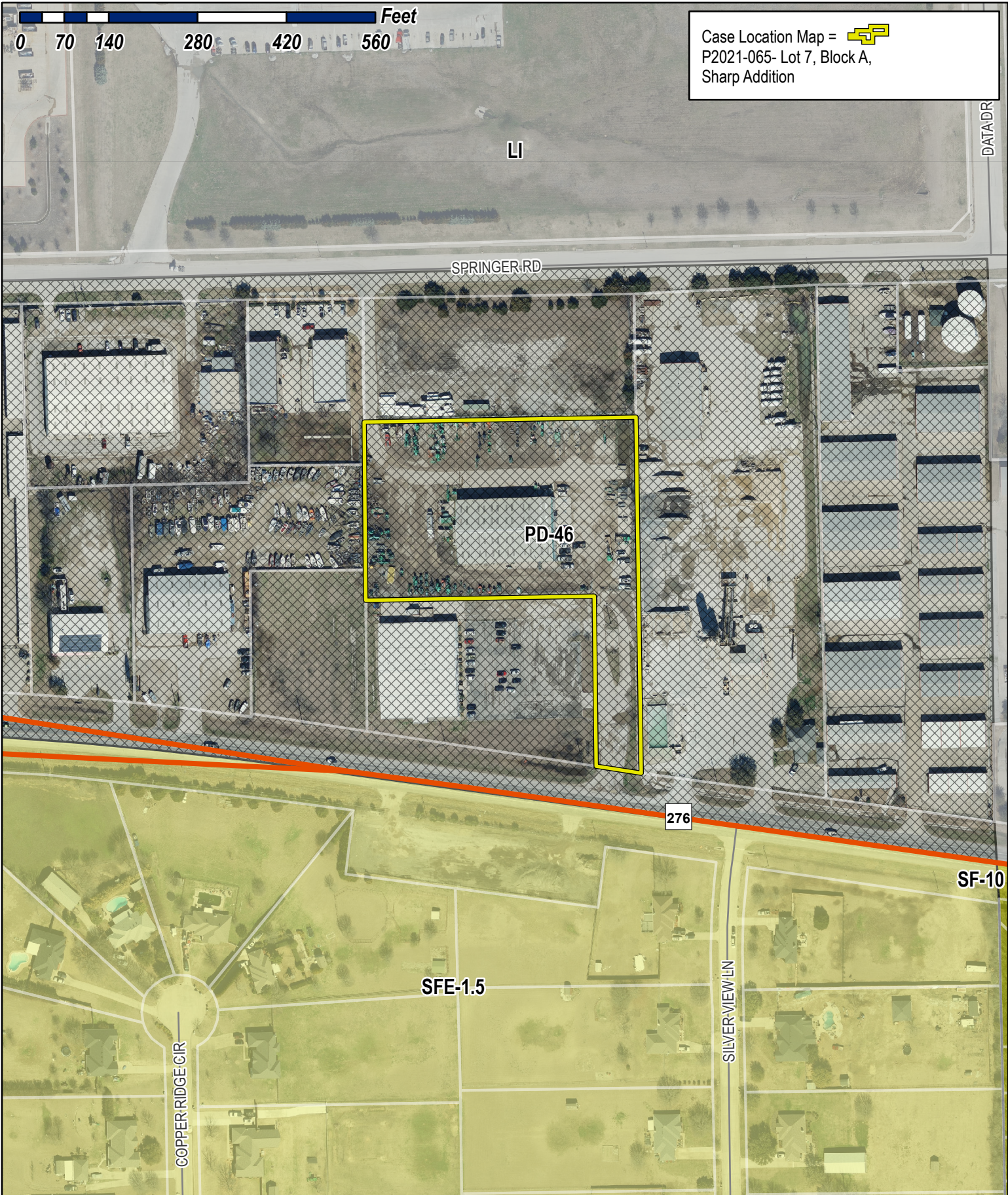
OWNER'S SIGNATURE


Danielle Spehar Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore
Michigan

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland
MY COMMISSION EXPIRES Oct. 7, 2022



Case Location Map = 
 P2021-065- Lot 7, Block A,
 Sharp Addition

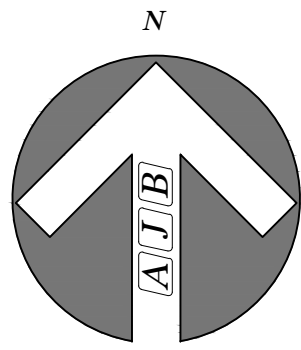


City of Rockwall

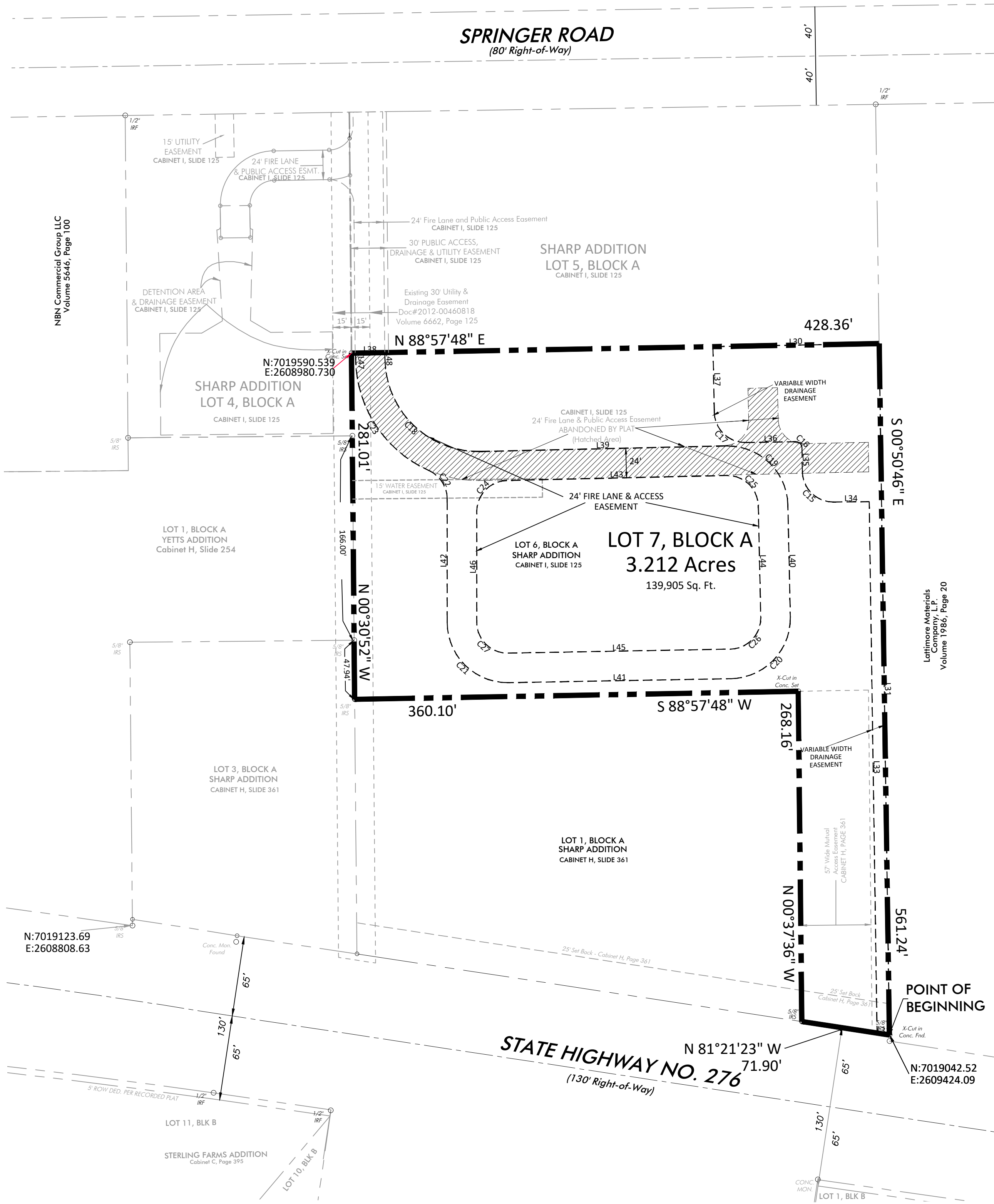
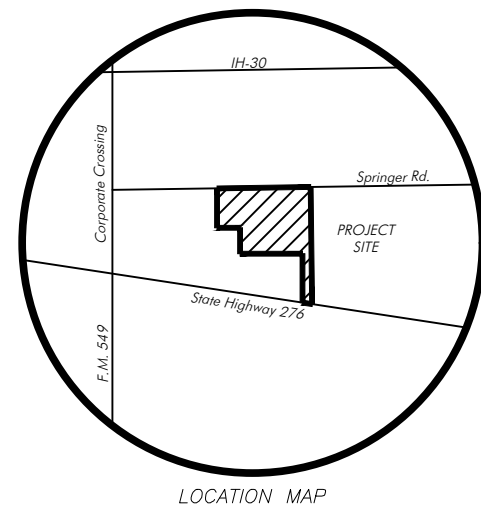
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





0' 30' 60' 120'
SCALE: 1" = 60'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" E	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" E	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRC	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF SHARP ADDITION RECORDED IN CABINET I, SLIDE 125 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

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Of: 2



N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, NORTH 88°57'48" EAST a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, SOUTH 00°50'46" EAST a distance of 561.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A have been notified and signed this plat.

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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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

Signature of Party With Mortgage or Lien Interest

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 _____, 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 _____

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 therefor 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, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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

CASE NO. P _____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
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1405 W. Chapman
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Sheet:
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Northing	Easting	Bearing	Distance
6986928.627	2695685.075		
		S 00°50'46" E	561.243
6986367.445	2695693.363		
		N 81°21'23" W	71.900
6986378.251	2695622.280		
		N 00°37'36" W	268.157
6986646.391	2695619.348		
		S 88°57'48" W	360.100
6986639.877	2695259.307		
		N 00°30'52" W	281.012
6986920.877	2695256.784		
		N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
 Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
 Polyline Area: 139905 sq ft, 3.2118 acres