



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-009

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 **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

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]

OWNER **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

NOTARY VERIFICATION [REQUIRED]

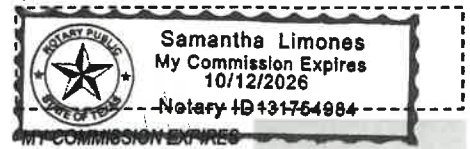
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

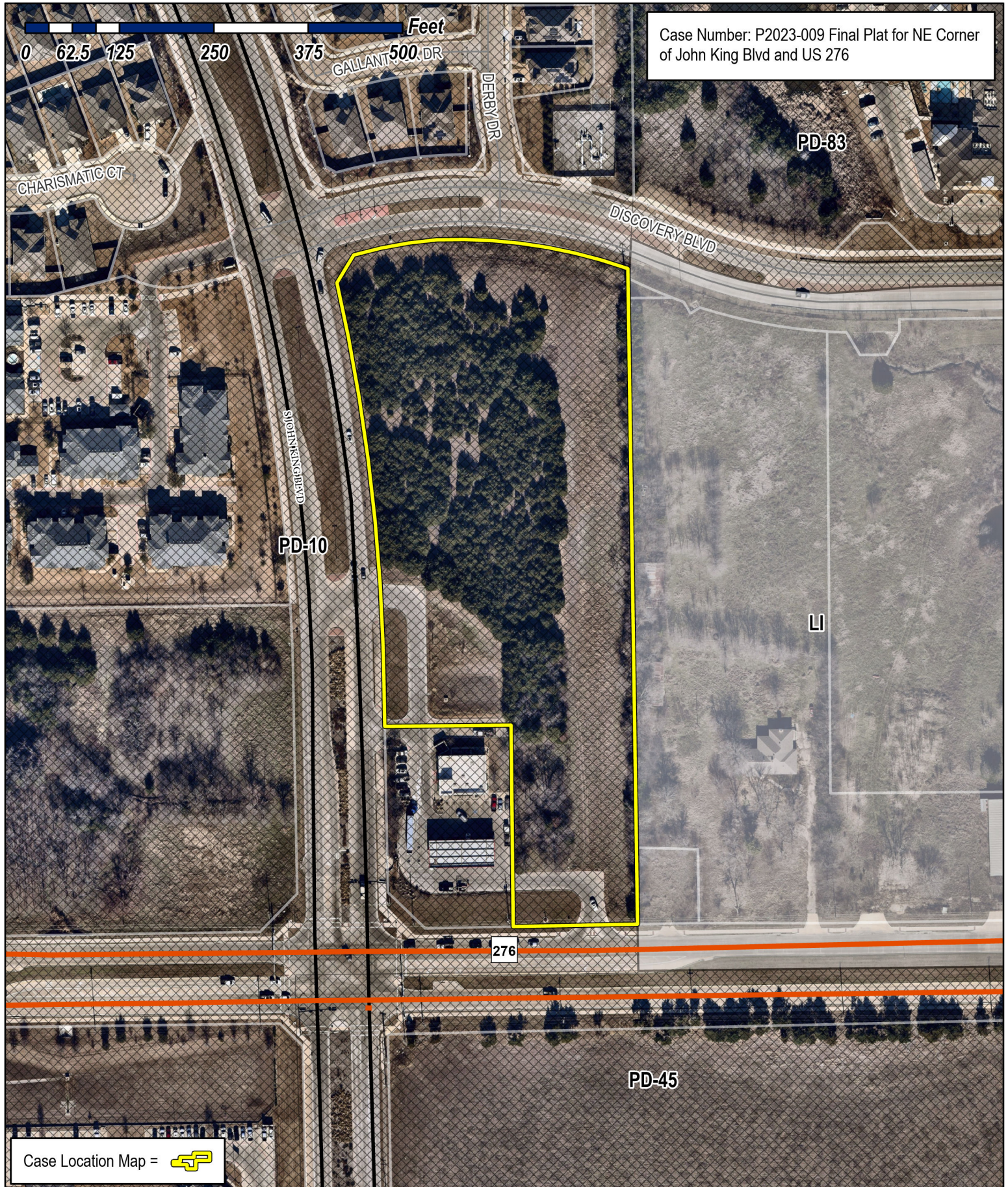
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, 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 April, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: P2023-009 Final Plat for NE Corner of John King Blvd and US 276

Case Location Map = 

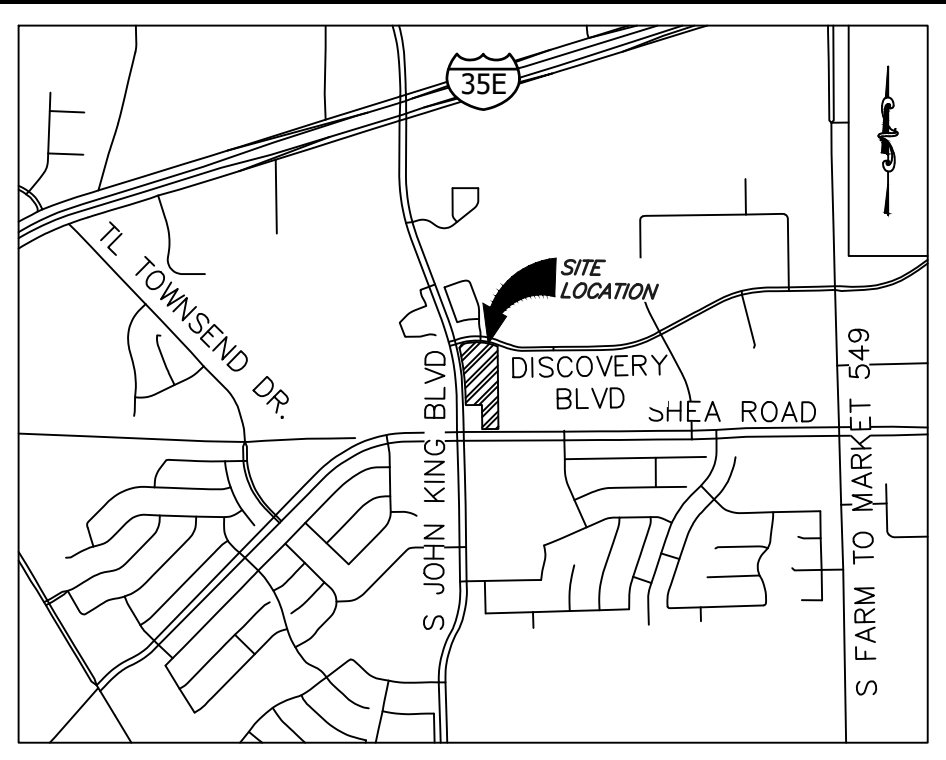


City of Rockwall

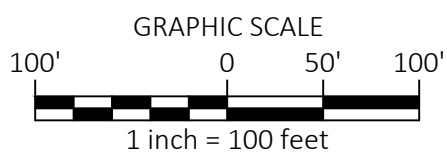
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- 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.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

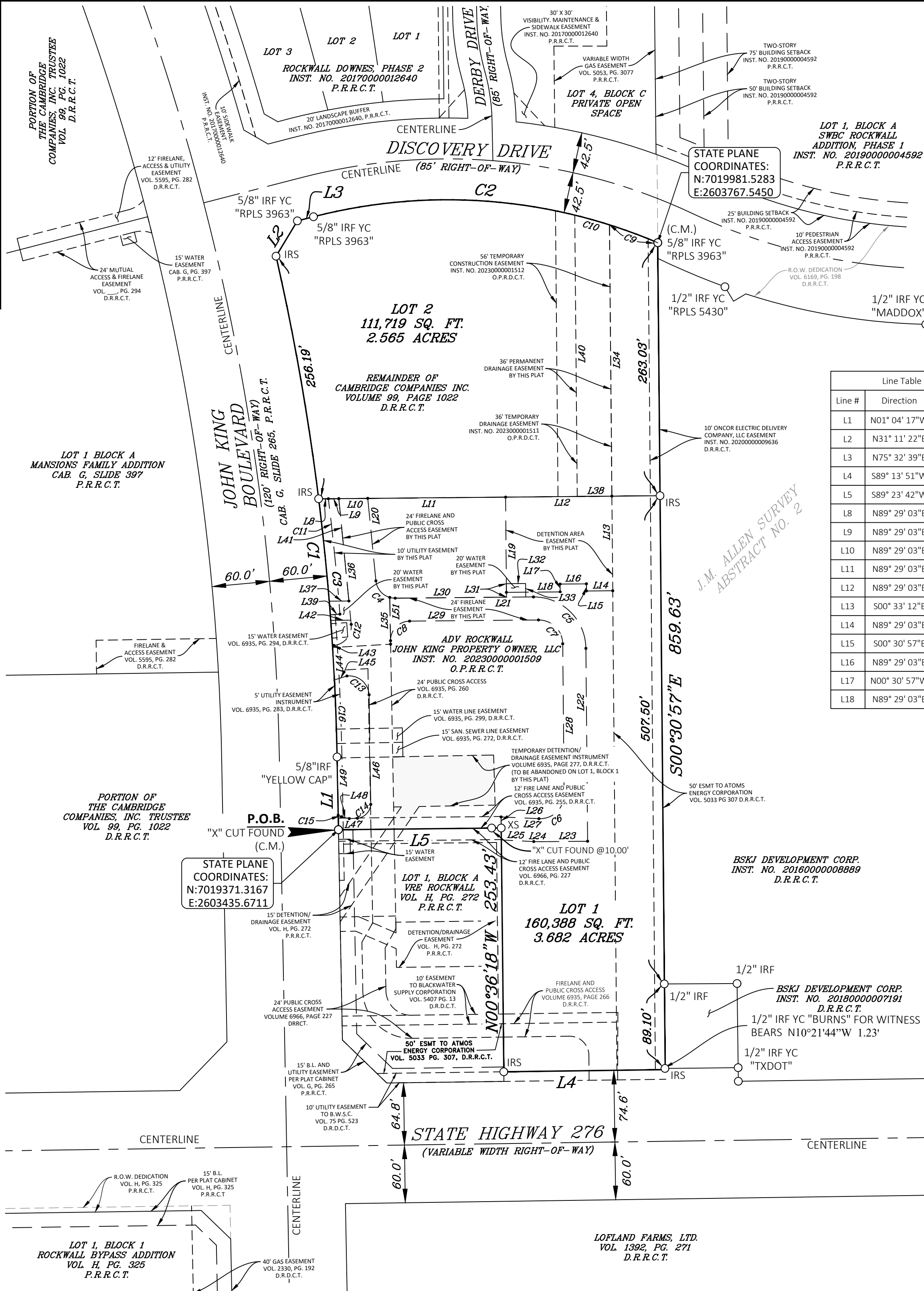
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX' XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
IRS IRON ROD SET W/ ORANGE CAP STAMPED
"U.S. + SURVEY, PLLC"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06° 57' 02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85° 40' 55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04° 05' 01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48° 04' 32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45° 30' 57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46° 04' 35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45° 30' 57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44° 12' 23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05° 43' 33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39° 21' 53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49° 44' 28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43° 59' 04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62° 20' 27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01° 57' 23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

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
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

CIVIL
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

DEVELOPER/ OWNER
Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Phone: (972) 832-8933

4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

FINAL PLAT
OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22527-FINAL PLAT-WITH-DWG
FILE LOCATION: S:\Survey (Team Folder)\Projects\2022\22527 - Advantage Storage - Rockwall\3.08 acres\CAD\Sheets\22527-FINAL PLAT-WITH-DWG
PLOTTED ON: 4/14/2023 10:31 AM

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, _____, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES 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 CAMBRIDGE ESTATES 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 improvement 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

The Cambridge Companies, Inc., Trustee

By: _____ Date: _____
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary Public, in and for the State of Texas

GENERAL NOTES

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

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 _____, 2023.

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

WITNESS OUT HANDS, this ___ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, 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 places under my personal supervision.

Dated this the ___ day of _____, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ___ day of _____, 2023.

Notary Public, in and for the State of Texas

SURVEYOR

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
Dallas, TX 75226
114-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

CIVIL

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

DEVELOPER/ OWNER

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
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FINAL PLAT

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'
Delta: 011° 45' 28.60" Tangent: 263.60'
Chord: 524.43' Course: N06° 57' 02"W
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E
RP North: 7019399.08' East: 2600874.70'
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres
Error Closure: 0.01 Course: S18° 38' 18"E
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'
Delta: 037° 32' 49.81" Tangent: 189.50'
Chord: 358.84' Course: S85° 40' 55"E
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E
RP North: 7019468.70' East: 2603548.89'
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

The Basis of Bearing is the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum 1983,
Adjustment Realization 2011.

Course: S00° 30' 57"E Length: 859.63'
North: 7019121.93' East: 2603775.28'

CLOSURE SHEET

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