



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 checked="" type="checkbox"/> OWNER	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred A Gans, Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

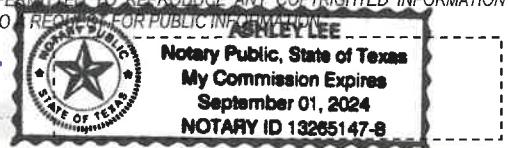
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, 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 16 DAY OF JUNE, 2023

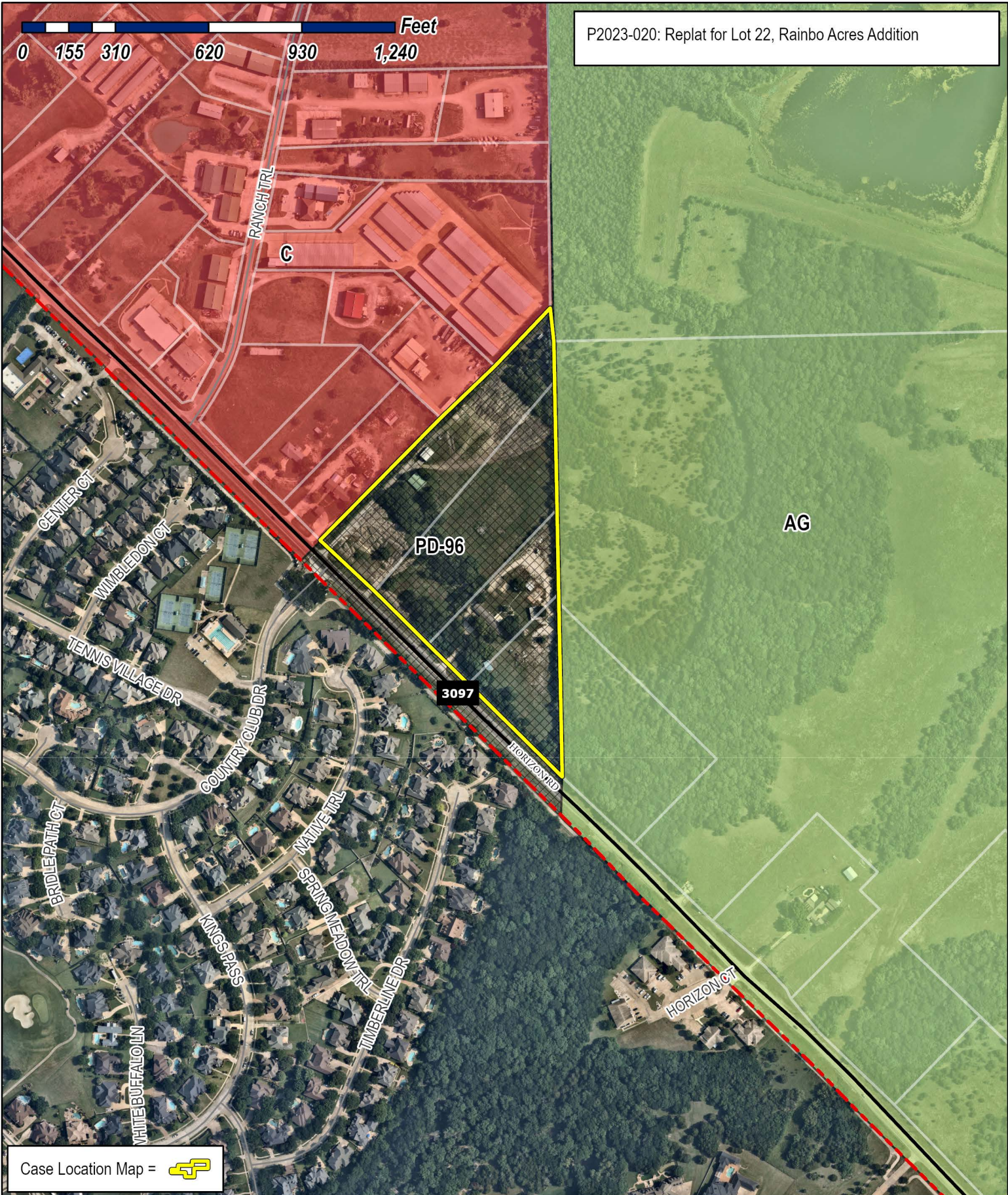
OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024



P2023-020: Replat for Lot 22, Rainbo Acres Addition

0 155 310 620 930 1,240 Feet

AG

PD-96

3097

Case Location Map = 

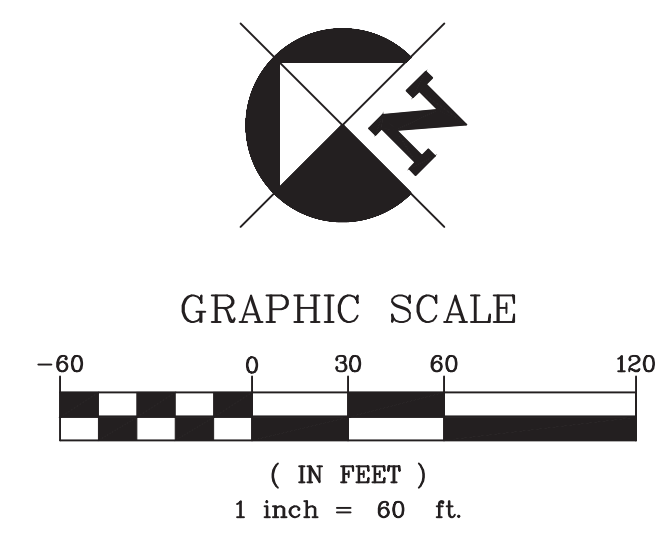
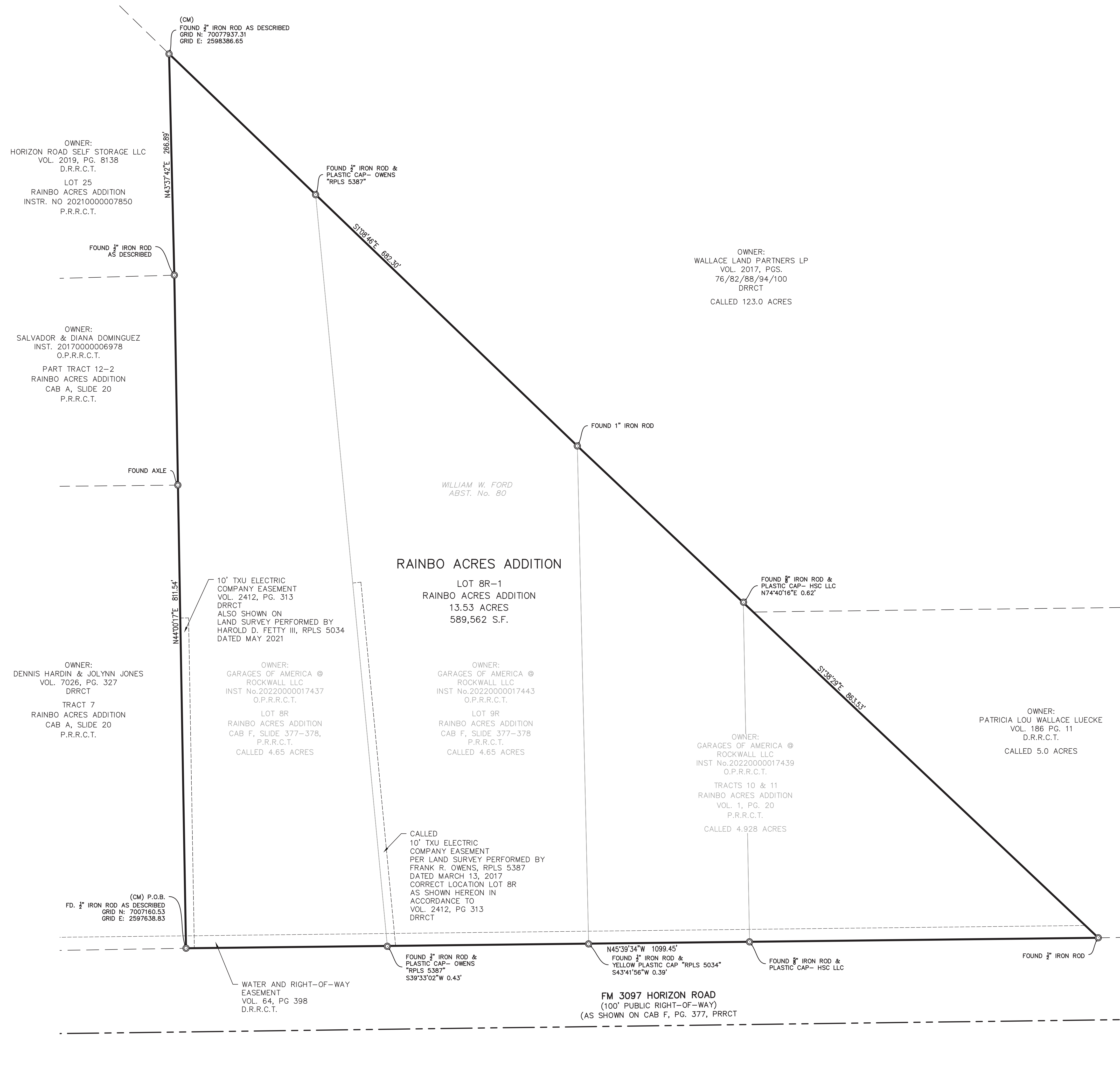


City of Rockwall

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.





LEGEND

	BOUNDARY LINE
	OLD LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	FOUND MONUMENT AS DESCRIBED
	SET 5/8\" REBAR & CAP \"HSC LLC\"
	CONTROLLING MONUMENT
INST. No	INSTRUMENT NUMBER
VOL.	VOLUME
CAB	CABINET
PG.	PAGE
M.R.	MAP RECORDS
P.R.	PLAT RECORDS
D.R.	DEED RECORDS
O.P.R	OFFICIAL PUBLIC RECORDS
R.C.T.	ROCKWALL COUNTY TEXAS
N	NORTHING
E	EASTING
FD.	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
ESMT.	EASEMENT

FOR REVIEW PURPOSES ONLY
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

BASIS OF BEARINGS

GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), US SURVEY FOOT, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010.00), DETERMINED BY GPS OBSERVATIONS BASED UPON ALLTERRA'S VRS REFERENCE NETWORK.
 GRID SCALE FACTOR: 0.9998566281
 PROJECT POINT OF ORIGIN:
 LATITUDE: N32°52'25.83"
 LONGITUDE: W96°27'00.03"

SURVEYOR

HUDSON SITE CONTROL, LLC
 2384 N. HWY. 287, SUITE 224
 MANSFIELD, TX 76063

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
 2323 TARPLEY RD STE 100
 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

**FINAL PLAT
 OF
 RAINBO ACRES ADDITION
 LOT 8R-1**

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION,
 VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R,
 REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T.
 SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CITY PLAN FILE NO. S212-018
 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023
 MICHAEL@HUDSONSITECONTROL.COM

DATE	JUNE 16, 2023
PROJECT MGR.	RMC
PROJECT TECH.	AJ
PROJECT NO.	22-048

**HUDSON
SITE CONTROL, LLC**
 LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
 OFFICE - 817.225.6700 FAX - 817.225.6701
 T&P L.S. FIRM NO. 1094185

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

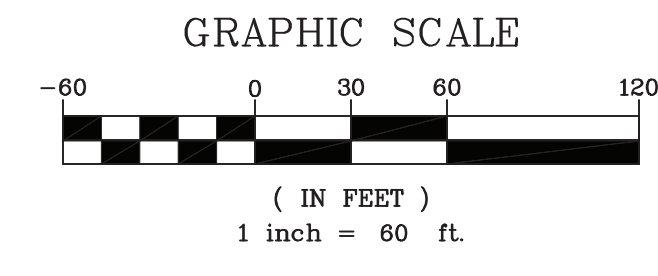
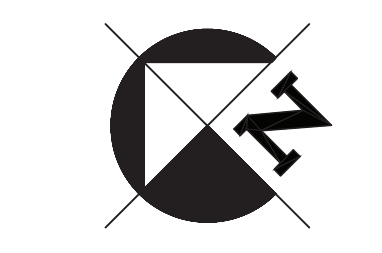
OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCCT
CALLED 123.0 ACRES

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.

FM 3097 HORIZON ROAD
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG. 377, PRRCT)



LEGEND

- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- . - . ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- LINE SEGMENT DATA
- CURVE SEGMENT DATA
- L1 CABINET
- C1 VOL
- CAB VOLUME
- VOL PAGE
- PG OFFICIAL PUBLIC RECORDS
- O.P.R. DEED RECORDS
- D.R. PLAT RECORDS
- P.R. ROCKWALL COUNTY TEXAS
- R.C.T. ABSTRACT
- ABST NUMBER
- No.

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	S59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°30'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"W
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"E
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"W
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"E
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°30'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

PARCEL LINE TABLE		
LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	S63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"E
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"E
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S44°20'26"W
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°41'8"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"E
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH	
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79	
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29	
C3	37.43	193.53	15°22'16"	N33°48'58"E	37.32	
C4	44.46	140.00	18°11'42"	N35°14'36"E	44.27	
C5	54.84	116.00	27°05'17"	N30°47'48"E	54.33	
C6	77.53	164.00	27°05'17"	N30°47'48"E	76.81	
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01	
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14	
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27	
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27	
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28	
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C15	22.14	20.00	63°25'29"	N13°56'49"W	21.03	
C16	9.67	140.00	3°57'32"	N15°47'09"E	9.67	
C17	11.20	140.00	4°34'54"	N11°30'56"E	11.19	
C18	12.26	20.00	35°06'57"	N26°46'58"E	12.07	
C19	31.42	20.00	90°00'00"	N89°20'26"E	28.28	
C20	23.89	20.00	68°26'52"	S11°26'07"E	22.50	
C21	52.56	44.00	68°26'52"	S11°26'07"E	49.49	
C22	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C23	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C24	24.70	20.00	70°46'03"	N10°16'32"W	23.16	
C25	46.51	135.75	19°37'51"	N34°55'26"E	46.29	
C26	39.27	25.00	90°00'00"	N89°20'26"E	35.36	
C27	12.11	50.00	13°52'28"	S52°35'48"E	12.08	
C28	12.11	50.00	13°52'28"	S52°35'48"E	12.08	
C29	31.42	20.00	90°00'00"	S00°39'34"E	28.28	
C30	31.42	20.00	90°00'00"	S89°20'26"W	28.28	
C31	31.42	20.00	90°00'00"	N00°39'34"W	28.28	
C32	31.42					



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. 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.
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 owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS. SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS. SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

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 ARCES ADDITION, LOT 8R-1 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 ARCES ADDITION, LOT 8R-1 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

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.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, 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 expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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.

FOR REVIEW PURPOSES ONLY PRELIMINARY RICHARD M. CUMMOCK, Registered Professional Land Surveyor Texas Registration Number 6416

Hudson Site Control, LLC 2384 Highway 287N Ste224 Mansfield, Texas 76063 Ph. 817.225.6700 TBPELS Firm#: 10194185

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ARCES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ARCES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

HUDSON SITE CONTROL, LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

