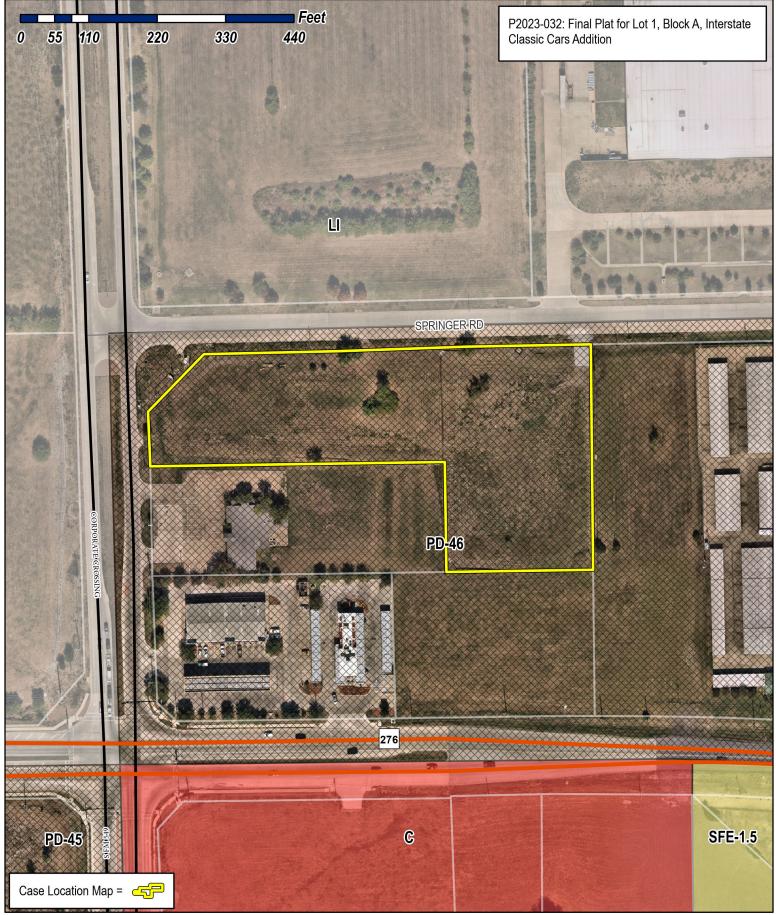
	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	TION	PLAN <u>NOTE</u> CITY SIGN DIRE	FF USE ONLY   INING & ZONING CASE NO.   E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE   UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE   ED BELOW.   CTOR OF PLANNING:   ENGINEER:		
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPME	NT REG	QUEST [SELECT ONLY ONE BOX]:		
PLATTING APPLICATION FEES:   MASTER PLAT (\$100.00 + \$15.00 ACRE) 1   PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1   KI 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)			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*7   OTHER APPLICATION FEES:   TREE REMOVAL (\$75.00)   VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2   NOTES:			
	ATION FEES: 0.00 + \$20.00 ACRE) <sup>1</sup> PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	1: IN DETER PER ACRE A 2: A <u>\$1,000.</u>	MOUNT.	HE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. MILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING		
PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	3101 Springer Road, Rockwall TX 75032					
SUBDIVISION	Interstate Classic Cars Addition			LOT 1 BLOCK A		
GENERAL LOCATION	East of the Intersection of Springer	Road an	nd Co	orporate Crossing		
ZONING SITE PI	AN AND PLATTING INFORMATION [PLEASE					
CURRENT ZONING	IN REPORT OF A DATE OF A D	CURREN	IT USE	Vacant		
PROPOSED ZONING		PROPOSE	D USE	Office/Car Showroom		
ACREAGE	4 000	1		LOTS [PROPOSED] 1		
REGARD TO ITS .	<u>PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE THA APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST ENIAL OF YOUR CASE.	T DUE TO TH AFF'S COMME	E PASS NTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL		
	ANT/AGENT INFORMATION [PLEASE PRINT/CHE					
	J R Fleming Investments, LLC.			db constructors, inc. Matthew Peterson		
CONTACT PERSON		ONTACT PER				
ADDRESS	2635 Observation Trail	ADDI	RESS	2400 Great Southwest Parkway		
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE	& ZIP	Fort Worth, TX 76106		
PHONE	(214) 505-9116	Pł	ONE	(972) 837-6244		
E-MAIL	jfleming@interstateclassiccars.com	E	-MAIL	matthew@dbconstructors.com		
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F		R,	Flow. Jo [OWNER] THE UNDERSIGNED, WHO		
S 340,00	, TO COVER THE COST OF THIS APPLICATION, HAS 20とう BY SIGNING THIS APPLICATION, I AGREE	BEEN PAID TO THAT THE CIT LSO AUTHORI	THE CIT Y OF RC ZED ANI	CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE D PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION		
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE 19th DAY OF	ber	, 20 <u>2</u>	Commission Expires		
NOTARY PUBLIC IN AND	OWNER'S SIGNATURE			MY COMMISSION EXPIRES 12 / 30 25		
0	EVELOPMENT APPLICATION & CITY OF BOLKWALL & 385 SOL	TH GOLLAD ST	REET •	ROCKWALL, TX 75087 • [P] (972) 771-7745		

DEVELOPMENT APPLICATION \* CITY 97 RUG 111

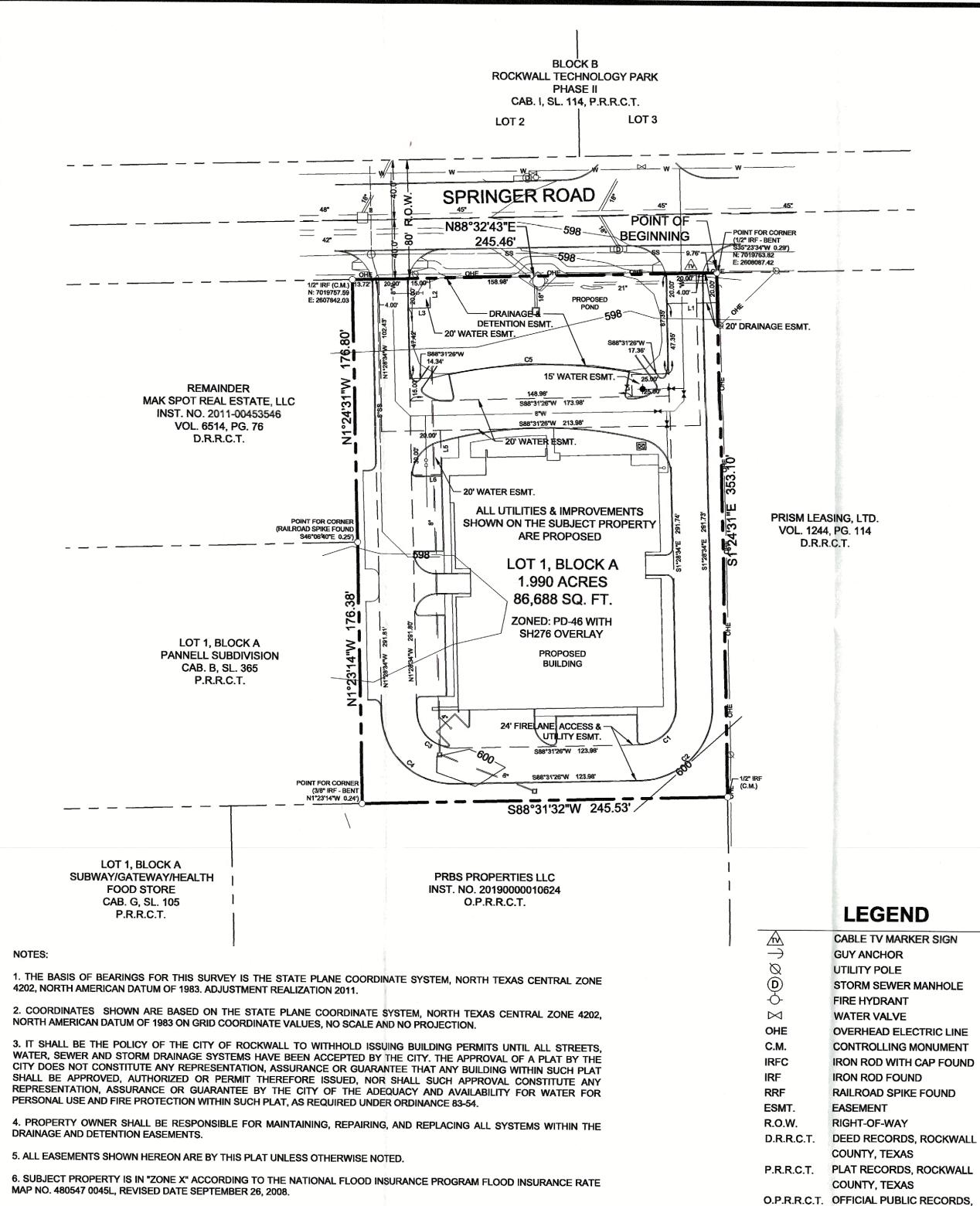




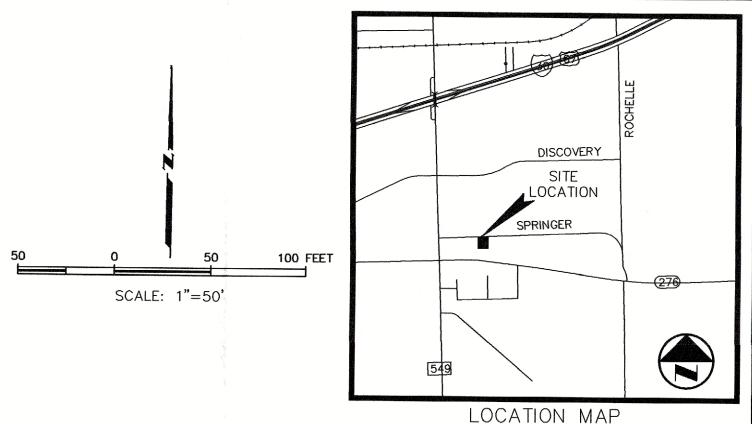
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



NOT TO SCALE

	LINE TABLE							
NO.	BEARING	LENGTH						
L1	S88°32'43"W	33.74'						
L2	N01°28'34"W	20.00'						
L3	S88°32'43"W	15.00'						
L4	S01°28'34"E	15.00'						
L5	S01°24'31"E	30.00'						
L6	S88°31'26"W	20.00'						

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'		
C2	90°00'00"	49.00'	76.97'	\$43°31'26"W	69.30'		
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'		
C4	90°00'00"	49.00'	76.97	N46°28'34"W	69.30'		
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27		

# LEGEND

**CABLE TV MARKER SIGN** STORM SEWER MANHOLE OVERHEAD ELECTRIC LINE CONTROLLING MONUMENT IRON ROD WITH CAP FOUND **IRON ROD FOUND RAILROAD SPIKE FOUND ROCKWALL COUNTY, TEXAS** 

# OWNER

J R FLEMING INVESTMENTS, LLC P.O. BOX 489 ROCKWALL, TEXAS 75087

FINAL PLAT INTERSTATE CLASSIC CARS **ADDITION** LOT 1, BLOCK A

> **1.990 ACRES** SITUATED IN THE

JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OCTOBER 10, 2023 CASE NUMBER

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 2023-042 SHEET 1 OF 2

### **OWNER'S CERTIFICATION**

### STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS J R FLEMING INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 20220000019133, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

**BEGINNING** a point for corner in the south right-of-way line of Springer Road (an 80-foot wide right-of-way) at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

**THENCE** S 01°24'31" E, departing said south right-of-way line of Springer Road and with the common line of said J R Fleming Investments, LLC tract and said Prism Leasing, Ltd., a distance of 353.10 feet to a 1/2-inch iron rod found at the southeast corner of said J R Fleming Investments, LLC tract and the northeast corner of a tract of land conveyed to PRBS Properties LLC by deed recorded in Instrument No. 20190000010624, Official Public Records, Rockwall County, Texas;

**THENCE** S 88°31'32" W, with the common line of said J R Fleming Investments, LLC tract and said PRBS Properties LLC tract, a distance of 245.53 feet to a point for the southeast corner of Lot 1, Block A, Pannell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 365, Plat Records, Rockwall County, Texas; from which a 3/8-inch iron rod found bears N 01°23'14" W, a distance of 0.24 feet;

**THENCE** N 01°23'14" W, with the common line of said J R Fleming Investments, LLC tract and said Lot 1, a distance of 176.38 feet to a point for the northeast corner of said Lot 1; from which a railroad spike found bears S 46°06'40" E, a distance of 0.25 feet;

**THENCE** N 01°24'31" W, continuing with the west line of said J R Fleming Investments, LLC tract, a distance of 176.80 feet to a 1/2-inch iron rod found in said south right-of-way line of Springer Road at the northwest corner of said J R Fleming Investments, LLC tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, a distance of 245.46 feet to the POINT OF BEGINNING and containing 86,688 square feet or 1.990 acres 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 INTERSTATE CLASSIC CARS ADDITION 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 INTERSTATE CLASSIC CARS ADDITION 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.

J R Fleming Investments, LLC, a Texas limited liability company

Name, Title

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

### SURVEYOR'S STATEMENT

THAT I, Candy Hone, 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. **PRELIMINARY** 

RELEASED 10/10/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

#### 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 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** 

My Commission Expires

My Commission Expires

Date

, 2023.

City Engineer

FINAL PLAT INTERSTATE CLASSIC CARS ADDITION LOT 1, BLOCK A

1.990 ACRES SITUATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OCTOBER 10, 2023

CASE NUMBER

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231 PH. (469) 333–8831; candy@votexsurveying.com PROJECT NO. 2023–042 SHEET 2 OF 2

OWNER

J R FLEMING INVESTMENTS, LLC P.O. BOX 489 ROCKWALL, TEXAS 75087