



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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: 1775 AIRPORT RD.
 SUBDIVISION: TEXAS PRODUCTS LOT: 1 BLOCK: A
 GENERAL LOCATION: ON AIRPORT RD, EAST OF AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-10/C CURRENT USE: UNDEVELOPED
 PROPOSED ZONING: PD-10/C PROPOSED USE: OFFICE / WAREHOUSE
 ACREAGE: 6.685 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]

OWNER: **CONSELMAN EQUITIES** APPLICANT
 CONTACT PERSON: **FRANK CONSELMAN** CONTACT PERSON
 ADDRESS: **1210 CREST COVE** ADDRESS
 CITY, STATE & ZIP: **ROCKWALL, TX 75087** CITY, STATE & ZIP
 PHONE: PHONE
 E-MAIL: **Frank@TexasProducts.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

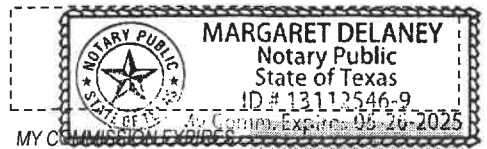
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF November, 2024 BY SIGNING THIS APPLICATION, 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 12th DAY OF November, 2024

OWNER'S SIGNATURE

[SIGNATURE] MARGARET DELANEY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-037: Final Plat for Lot 1, Block A, Texas Products Addition



PD-89

Case Location Map =

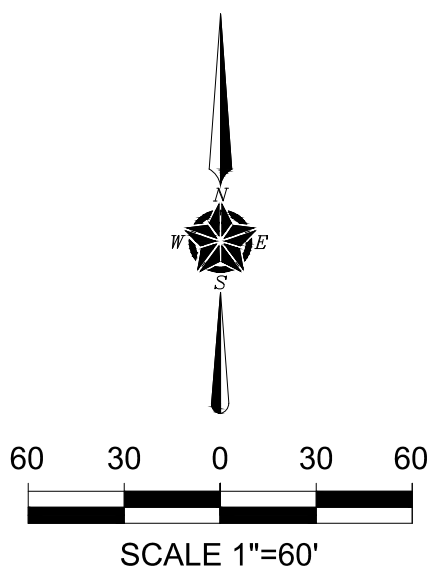
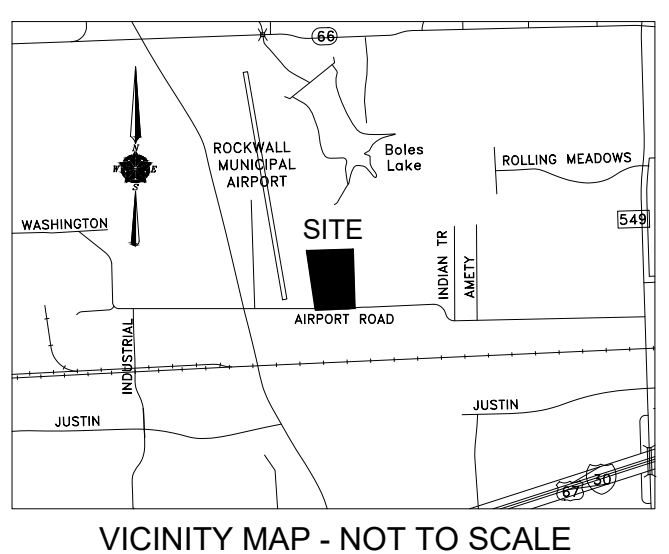
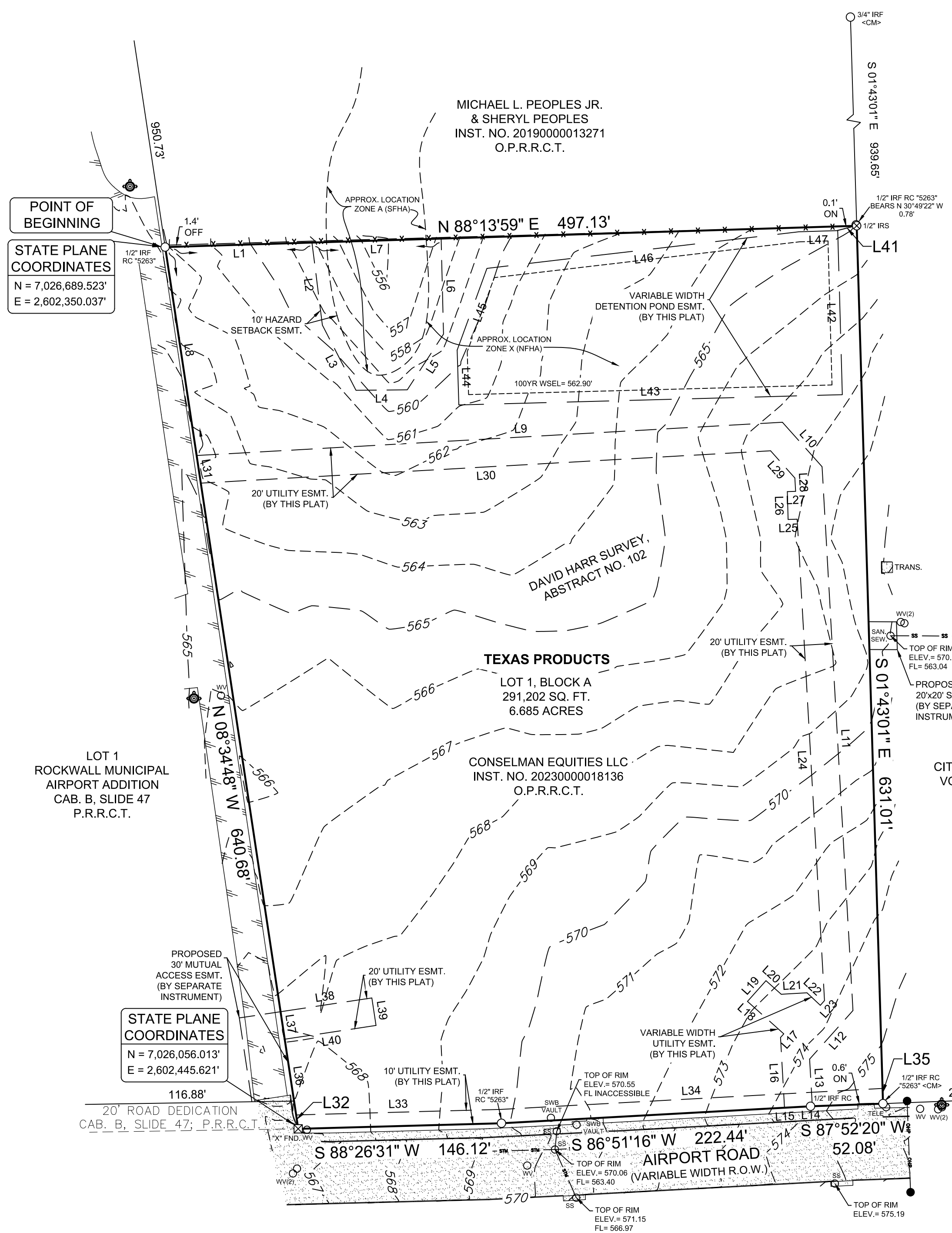


City of Rockwall

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.





GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: L1 (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025942.628'; E = 2,601204.043'; Elevation = 558.61'
- 5) There are no trees on the subject property.
- 6) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S7°12'04"E
L3	52.71'	S27°16'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"E
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'06"E
L12	46.77'	S41°44'54"W
L13	33.94'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.50'	N41°44'54"E
L18	34.98'	N48°15'06"W
L19	20.00'	N41°44'54"E
L20	14.65'	S48°15'06"E
L21	18.57'	N86°44'54"E
L22	13.14'	S46°47'16"E
L23	4.54'	N41°44'54"E
L24	346.45'	N3°15'06"W
L25	6.50'	S88°16'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	20.00'	N1°43'01"W
L27	5.96'	N88°16'59"E
L28	9.65'	N3°15'06"W
L29	26.18'	N41°44'54"W
L30	410.07'	S86°44'54"W
L31	20.09'	N8°34'48"W
L32	10.08'	N8°34'48"W
L33	147.21'	S88°26'31"W
L34	274.65'	S86°51'16"W
L35	10.93'	S1°43'01"E
L36	55.03'	N8°34'48"W
L37	20.00'	S8°34'48"E
L38	66.35'	S81°25'12"W
L39	20.00'	N8°34'48"W
L40	66.35'	S81°25'12"W
L41	14.08'	S75°40'30"W
L42	117.92'	S1°36'04"E
L43	275.65'	S88°28'03"W
L44	39.46'	N1°43'01"W
L45	62.46'	N20°02'25"E
L46	225.62'	N83°18'29"E
L47	27.97'	N88°16'59"E

- LEGEND:**
- <CM> CONTROLLING MONUMENT
 - "X" FND. X "X" CUT IN CONCRETE FOUND
 - IRF O IRON ROD FOUND
 - IRS O IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
 - RC RED CAP
 - YC YELLOW CAP
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - CAB., SLIDE CABINET, SLIDE
 - INST. NO. INSTRUMENT NUMBER
 - SQ. FT. SQUARE FEET
 - ESMT. EASEMENT
 - ELEV. ELEVATION
 - FL FLOW LINE
 - TRANS. TRANSFORMER
 - POWER POLE POWER POLE
 - WV O FIRE HYDRANT
 - TELE O TELEPHONE PEDESTAL
 - SWB VAULT O SOUTHWESTERN BELL VAULT
 - SS O STORM SEWER MANHOLE
 - SAN. SEW. O SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SN STORM SEWER LINE
 - ASPHLT ASPHALT
 - CONCRETE PAVING CONCRETE PAVING

POINT OF BEGINNING

STATE PLANE COORDINATES
N = 7,026,689.523'
E = 2,602,350.037'

STATE PLANE COORDINATES
N = 7,026,056.013'
E = 2,602,445.621'

MICHAEL L. PEOPLES JR. & SHERYL PEOPLES
INST. NO. 2019000013271
O.P.R.R.C.T.

TEXAS PRODUCTS
LOT 1, BLOCK A
291,202 SQ. FT.
6.685 ACRES

CONSELMAN EQUITIES LLC
INST. NO. 20230000018136
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 4358, PG. 101
O.P.R.R.C.T.

LOT 1
ROCKWALL MUNICIPAL
AIRPORT ADDITION
CAB. B, SLIDE 47
P.R.R.C.T.

20' ROAD DEDICATION
CAB. B, SLIDE 47; P.R.R.C.T.

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS
BEING ONE LOT
291,202 SQUARE FEET / 6.685 ACRES
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Michael L. Peoples Jr. & Sheryl Peoples recorded in Instrument Number 20190000013271 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said Peoples tract, a distance of 497.12 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

1) Subdivider's Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2) Public Improvement Statement: 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3) Drainage and Detention Easements: Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4) Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

OWNER'S DEDICATION:

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 TEXAS PRODUCTS 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 further certify that all other parties who have a mortgage or lien interest in the TEXAS PRODUCTS subdivision 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 purposes 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Conselman, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (11/7/2024)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

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ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087