



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-026 P&Z DATE May 31, 2022 CC DATE June 6, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



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 **4028 N STATE HIGHWAY 205**

SUBDIVISION **VALK ROCKWALL ADDITION**

LOT **1**

BLOCK **1**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **SELF STORAGE**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **SELF STORAGE**

ACREAGE **4.3 ACRES**

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 **PS LPT PROPERTIES INVESTORS**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

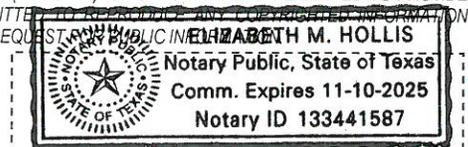
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 385.28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2022. 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 COPIES OF THE 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 19th DAY OF MAY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

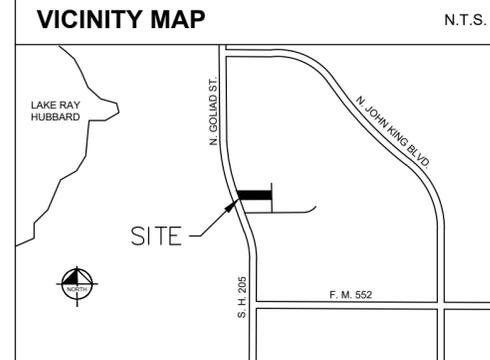
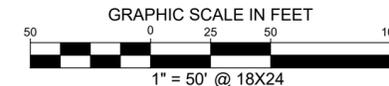
NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.

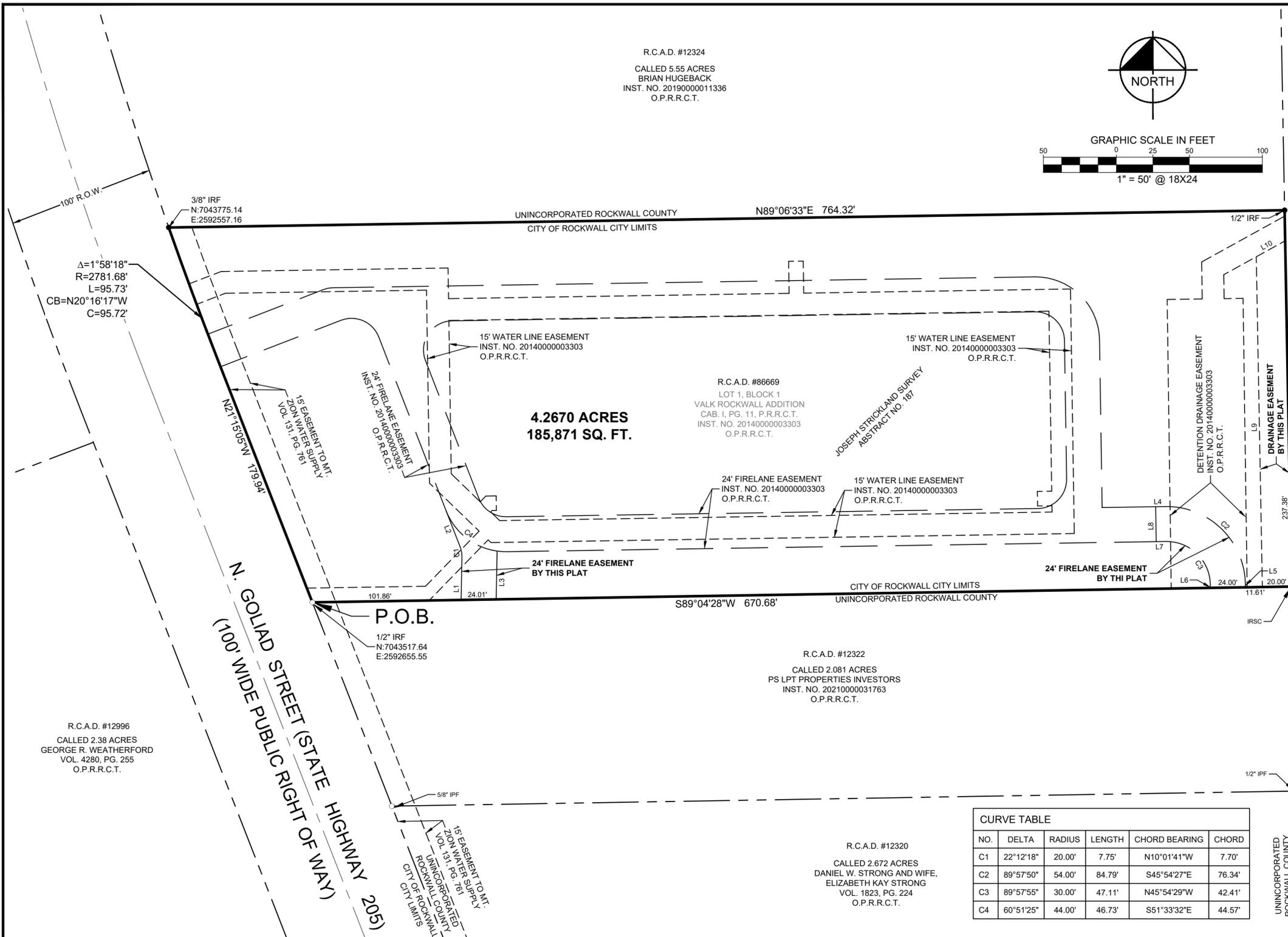


ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'



R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

LEGEND:
 R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
 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 flood statement shall not create liability on the part of the surveyor.

NOTES:

- 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.
- All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
- The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
- Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

REPLAT
VALK ROCKWALL ADDITION
 LOT 1R, BLOCK 1
 BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 AND BEING 4.264 ACRES SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 4/6/2022	Project No. 069319643	Sheet No. 1 OF 2
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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 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 found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

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 _____, 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 _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 2022.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

RECOMMENDED FOR FINAL APPROVAL

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale: N/A Drawn by: MBM Checked by: KHA Date: 4/6/2022 Project No.: 069319643 Sheet No.: 2 OF 2

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:08:37 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N21°15'05"W

Length: 179.94'

North: 7,043,685.3392'

East: 2,592,590.3261'

Segment# 2: Curve

Length: 95.73'

Radius: 2,781.68'

Delta: 1°58'18"

Tangent: 47.87'

Chord: 95.72'

Course: N20°16'17"W

Course In: N68°44'34"E

Course Out: S70°42'52"W

RP North: 7,044,693.8527'

East: 2,595,182.7466'

End North: 7,043,775.1293'

East: 2,592,557.1627'

Segment# 3: Line

Course: N89°06'33"E

Length: 764.32'

North: 7,043,787.0124'

East: 2,593,321.3903'

Segment# 4: Line

Course: S1°03'12"E

Length: 258.59'

North: 7,043,528.4661'

East: 2,593,326.1440'

Segment# 5: Line

Course: S89°04'28"W

Length: 670.68'

North: 7,043,517.6324'

East: 2,592,655.5515'

Perimeter: 1,969.27'

Area: 185,870.97Sq.Ft.

Error Closure: 0.0051

Course: S55°54'40"E

Error North : -0.00288

East: 0.00426

Precision 1: 386,129.41



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-026 P&Z DATE May 31, 2022 CC DATE June 6, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



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 **4028 N STATE HIGHWAY 205**

SUBDIVISION **VALK ROCKWALL ADDITION**

LOT **1** BLOCK **1**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **SELF STORAGE**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **SELF STORAGE**

ACREAGE **4.3 ACRES**

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 **PS LPT PROPERTIES INVESTORS**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

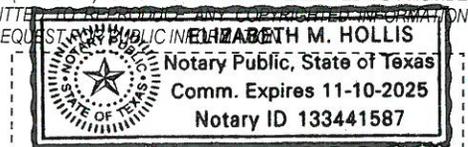
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 385.28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2022. 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 COPIES OF THE 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 19th DAY OF MAY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025



P2022-026: Replat for Valk Rockwall Addition

0 70 140 280 420 560 Feet

WINDHAM DR

N GOLD ST
205

ALL ANGELS HILL LN

SHENANDOAH LN

CELLARS CT

Case Location Map = 



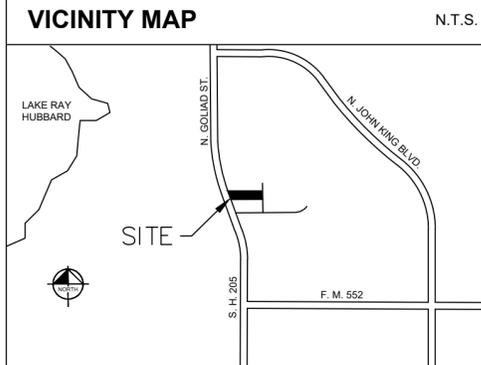
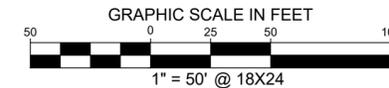
City of Rockwall

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.



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.

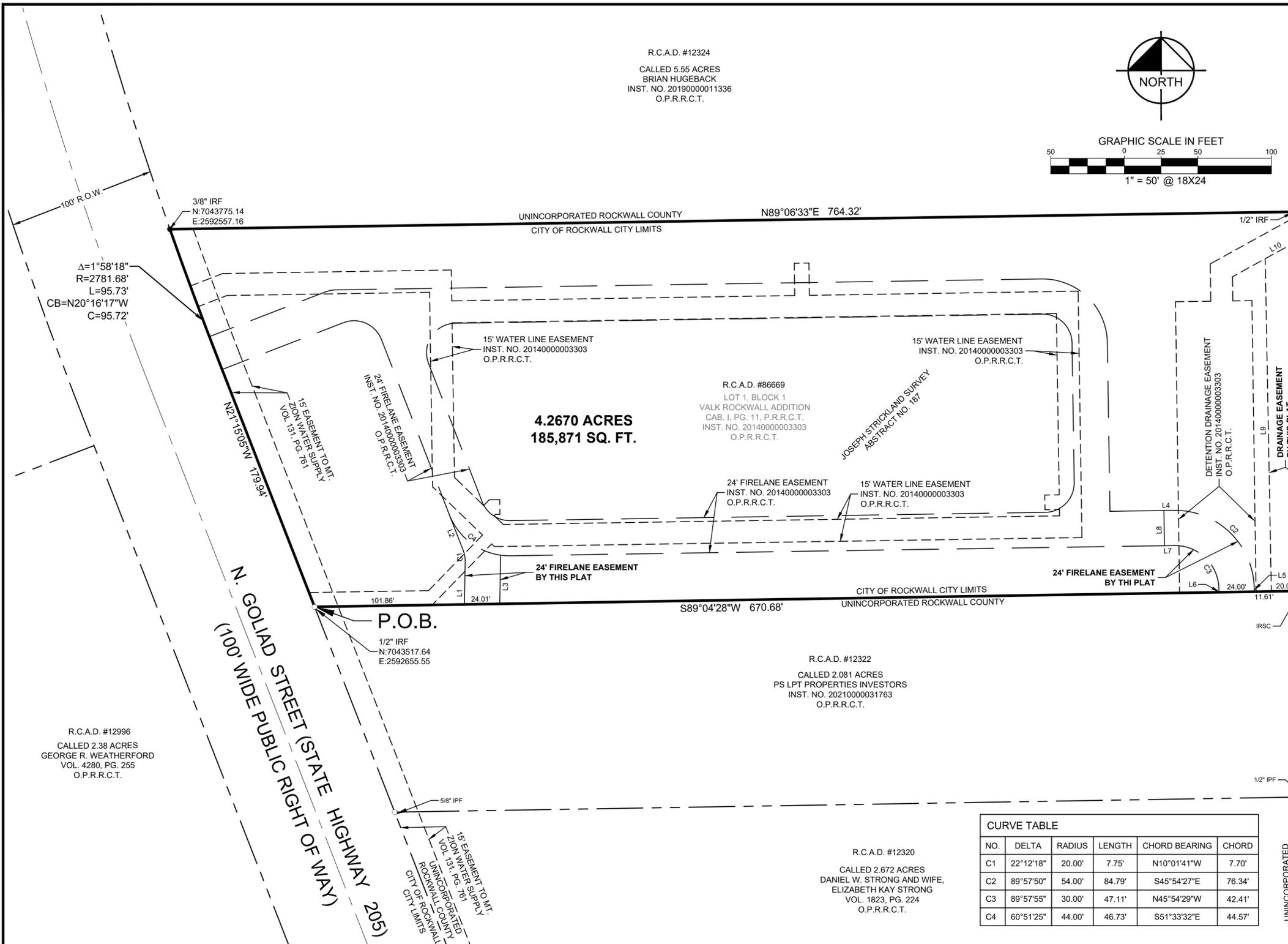


ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'



REPLAT
VALK ROCKWALL ADDITION
 LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 AND BEING 4.264 ACRES SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 4/6/2022	Project No. 069319643	Sheet No. 1 OF 2
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R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

P.O.B.
 1/2" IRF
 N:7043517.64
 E:2592655.55

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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 flood statement shall not create liability on the part of the surveyor.

NOTES:

1. 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.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 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 found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

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 _____, 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 _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 2022.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

RECOMMENDED FOR FINAL APPROVAL

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 4/6/2022 069319643 2 OF 2

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:08:37 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N21°15'05"W

Length: 179.94'

North: 7,043,685.3392'

East: 2,592,590.3261'

Segment# 2: Curve

Length: 95.73'

Radius: 2,781.68'

Delta: 1°58'18"

Tangent: 47.87'

Chord: 95.72'

Course: N20°16'17"W

Course In: N68°44'34"E

Course Out: S70°42'52"W

RP North: 7,044,693.8527'

East: 2,595,182.7466'

End North: 7,043,775.1293'

East: 2,592,557.1627'

Segment# 3: Line

Course: N89°06'33"E

Length: 764.32'

North: 7,043,787.0124'

East: 2,593,321.3903'

Segment# 4: Line

Course: S1°03'12"E

Length: 258.59'

North: 7,043,528.4661'

East: 2,593,326.1440'

Segment# 5: Line

Course: S89°04'28"W

Length: 670.68'

North: 7,043,517.6324'

East: 2,592,655.5515'

Perimeter: 1,969.27'

Area: 185,870.97Sq.Ft.

Error Closure: 0.0051

Course: S55°54'40"E

Error North : -0.00288

East: 0.00426

Precision 1: 386,129.41



CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 31, 2022
APPLICANT: Trey Braswell, Kimley-Horn.
CASE NUMBER: P2022-026; *Replat for Lot 2, Block 1, Valk Rockwall Addition*

SUMMARY

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 4.264-acre parcel of land (*i.e. Lot 2, Block 1, Valk Rockwall Addition*) for the purpose of establishing easements necessary to facilitate the development of the property south of the subject property.
- The *Mini-Warehouse Facility* on the subject property was established through a 212 Development Agreement allowing the property to remain in the City's Extraterritorial Jurisdiction (ETJ) until December 9, 2017. The subject property was annexed into the City of Rockwall on March 19, 2018 by *Ordinance No. 18-17 [Case No. A2018-001]*. At the time of annexation, the property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since its annexation.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for the *Lot 2, Block 1, Valk Rockwall Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/26/2022

PROJECT NUMBER: P2022-026
PROJECT NAME: Replat for Lot 2, Block 1, Valk Rockwall Addition
SITE ADDRESS/LOCATIONS: 4028 N GOLIAD ST

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: P2022-026; Replat for Lot 2, Block 1, Valk Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205].
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2022-026) in the lower right-hand corner of all pages on future submittals.
- I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
- M.5 Please change the title block as follows:

Replat
Lot 2, Block 1
Valk Rockwall Addition
Being a Replat of Lot 1, Block 1
Valk Rockwall Addition
Being 4.2640-Acres (185,871 SF)
Situated within the Joseph Strickland Survey, Abstract No. 187
City of Rockwall, Rockwall County, Texas

- M.7 Indicate the locations of all existing and proposed utilities. Include size and type for each. (Subsection 10.12, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.8 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.9 Label the building lines where adjacent to the street. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
- I.11 Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on May 31, 2022
- (2) City Council meeting will be held on June 6, 2022.

I.12 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	05/26/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved
No Comments			



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 **4028 N STATE HIGHWAY 205**

SUBDIVISION **VALK ROCKWALL ADDITION**

LOT **1**

BLOCK **1**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **SELF STORAGE**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **SELF STORAGE**

ACREAGE **4.3 ACRES**

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 **PS LPT PROPERTIES INVESTORS**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

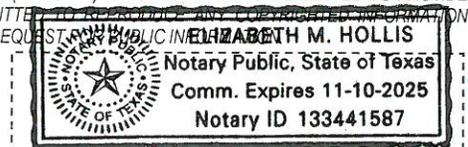
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 385.28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2022. 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 COPIES OF THE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

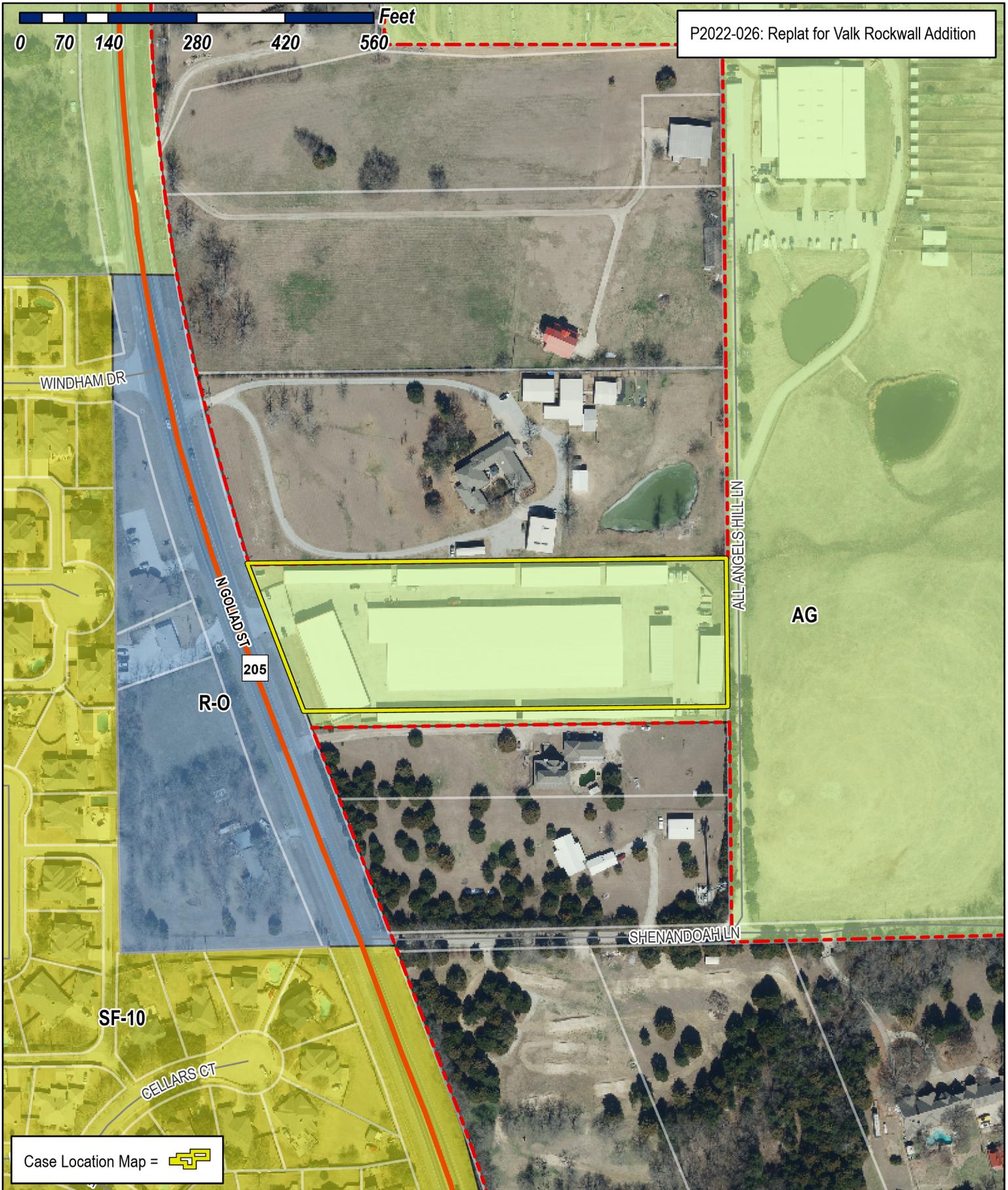
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025



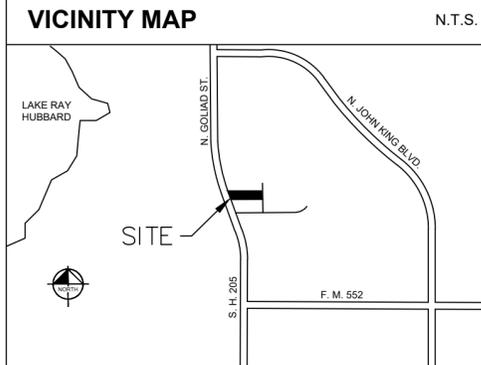
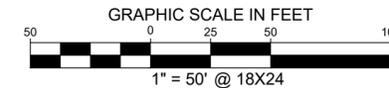
City of Rockwall

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.



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.

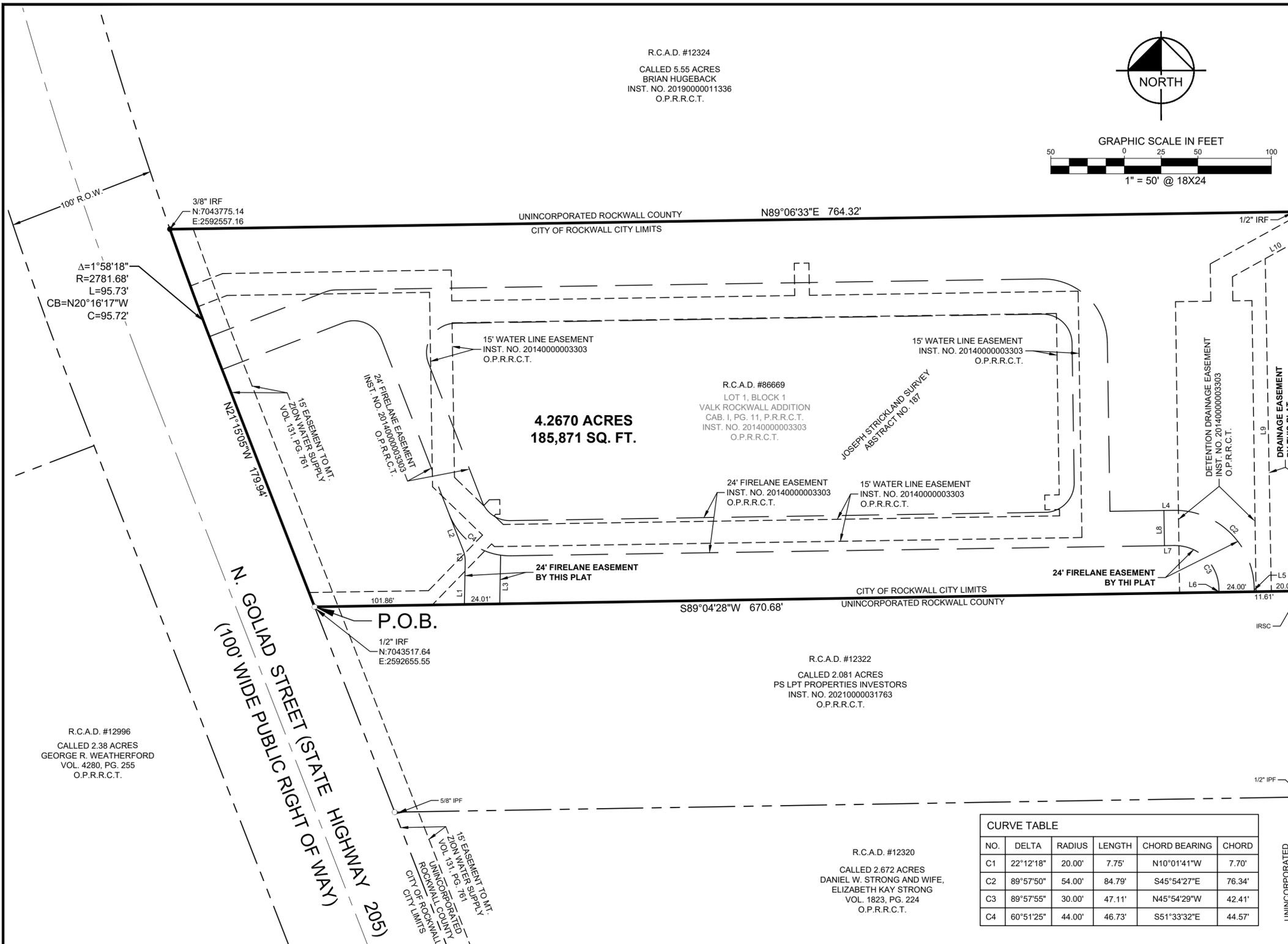


ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'



REPLAT
VALK ROCKWALL ADDITION
 LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 AND BEING 4.264 ACRES SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 4/6/2022	Project No. 069319643	Sheet No. 1 OF 2
-------------------	-----------------	-------------------	------------------	--------------------------	---------------------

R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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 flood statement shall not create liability on the part of the surveyor.

NOTES:

1. 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.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 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 found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

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 _____, 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 _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 2022.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

RECOMMENDED FOR FINAL APPROVAL

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale: N/A Drawn by: MBM Checked by: KHA Date: 4/6/2022 Project No.: 069319643 Sheet No.: 2 OF 2

DWG NAME: K:\PRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL.DWG PLOTTED BY: CRABBLE, JEFF 5/18/2022 4:53 PM LAST SAVED 5/18/2022 3:22 PM

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:08:37 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N21°15'05"W

Length: 179.94'

North: 7,043,685.3392'

East: 2,592,590.3261'

Segment# 2: Curve

Length: 95.73'

Radius: 2,781.68'

Delta: 1°58'18"

Tangent: 47.87'

Chord: 95.72'

Course: N20°16'17"W

Course In: N68°44'34"E

Course Out: S70°42'52"W

RP North: 7,044,693.8527'

East: 2,595,182.7466'

End North: 7,043,775.1293'

East: 2,592,557.1627'

Segment# 3: Line

Course: N89°06'33"E

Length: 764.32'

North: 7,043,787.0124'

East: 2,593,321.3903'

Segment# 4: Line

Course: S1°03'12"E

Length: 258.59'

North: 7,043,528.4661'

East: 2,593,326.1440'

Segment# 5: Line

Course: S89°04'28"W

Length: 670.68'

North: 7,043,517.6324'

East: 2,592,655.5515'

Perimeter: 1,969.27'

Area: 185,870.97Sq.Ft.

Error Closure: 0.0051

Course: S55°54'40"E

Error North : -0.00288

East: 0.00426

Precision 1: 386,129.41



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: June 6, 2022
APPLICANT: Trey Braswell, Kimley-Horn.
CASE NUMBER: P2022-026; *Replat for Lot 2, Block 1, Valk Rockwall Addition*

SUMMARY

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 4.264-acre parcel of land (*i.e. Lot 2, Block 1, Valk Rockwall Addition*) for the purpose of establishing easements necessary to facilitate the development of the property south of the subject property.
- The *Mini-Warehouse Facility* on the subject property was established through a 212 Development Agreement allowing the property to remain in the City's Extraterritorial Jurisdiction (ETJ) until December 9, 2017. The subject property was annexed into the City of Rockwall on March 19, 2018 by *Ordinance No. 18-17 [Case No. A2018-001]*. At the time of annexation, the property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since its annexation.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for the *Lot 2, Block 1, Valk Rockwall Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 31, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



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 **4028 N STATE HIGHWAY 205**

SUBDIVISION **VALK ROCKWALL ADDITION**

LOT **1** BLOCK **1**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **SELF STORAGE**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **SELF STORAGE**

ACREAGE **4.3 ACRES**

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 **PS LPT PROPERTIES INVESTORS**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

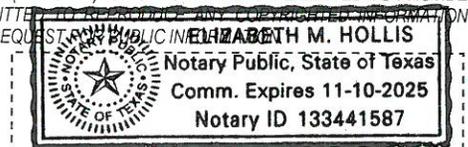
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 385.28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2022. 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 COPIES OF THE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

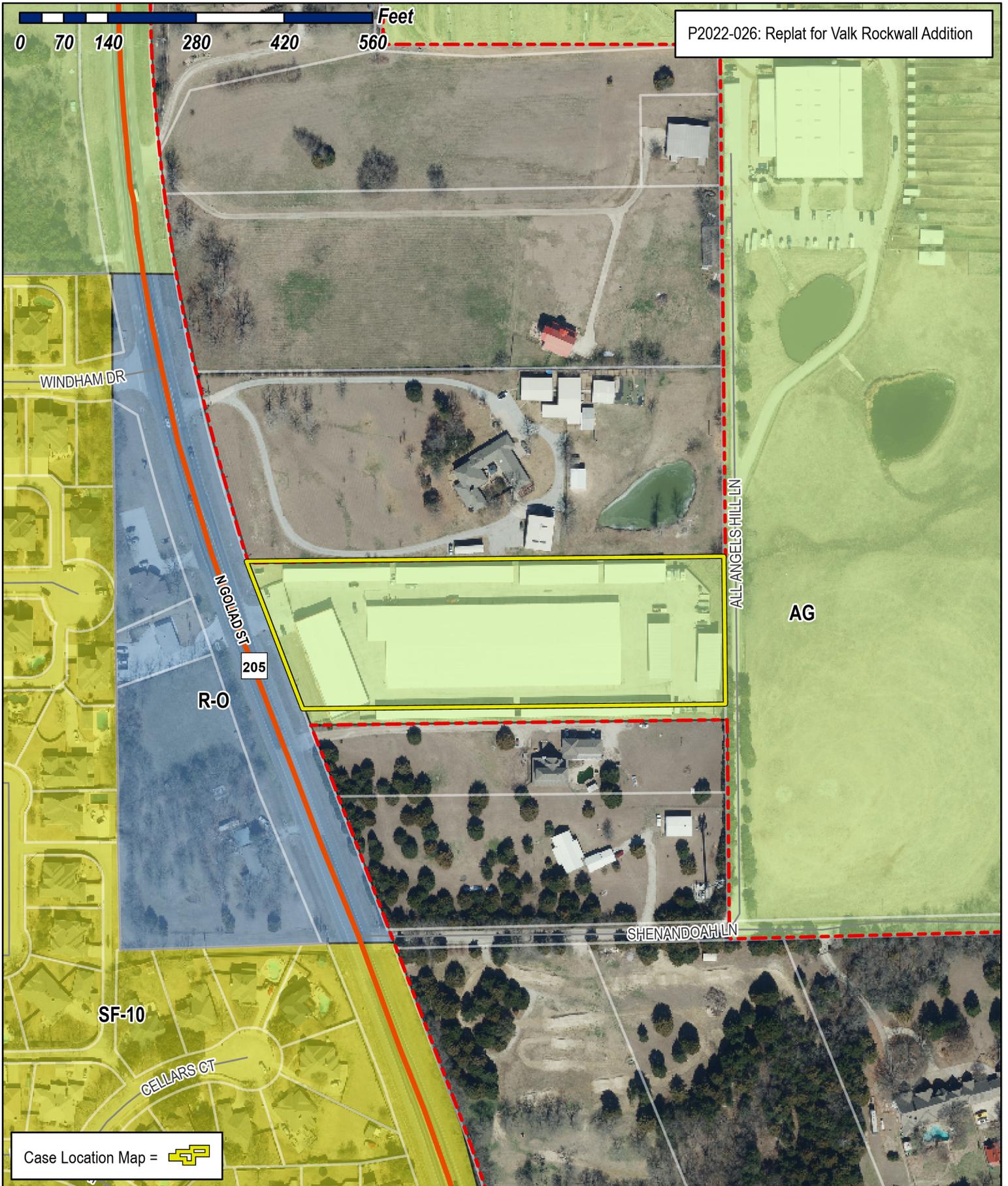
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025



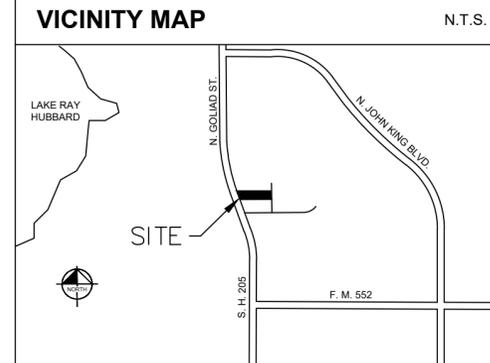
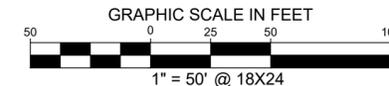
City of Rockwall

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.



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.

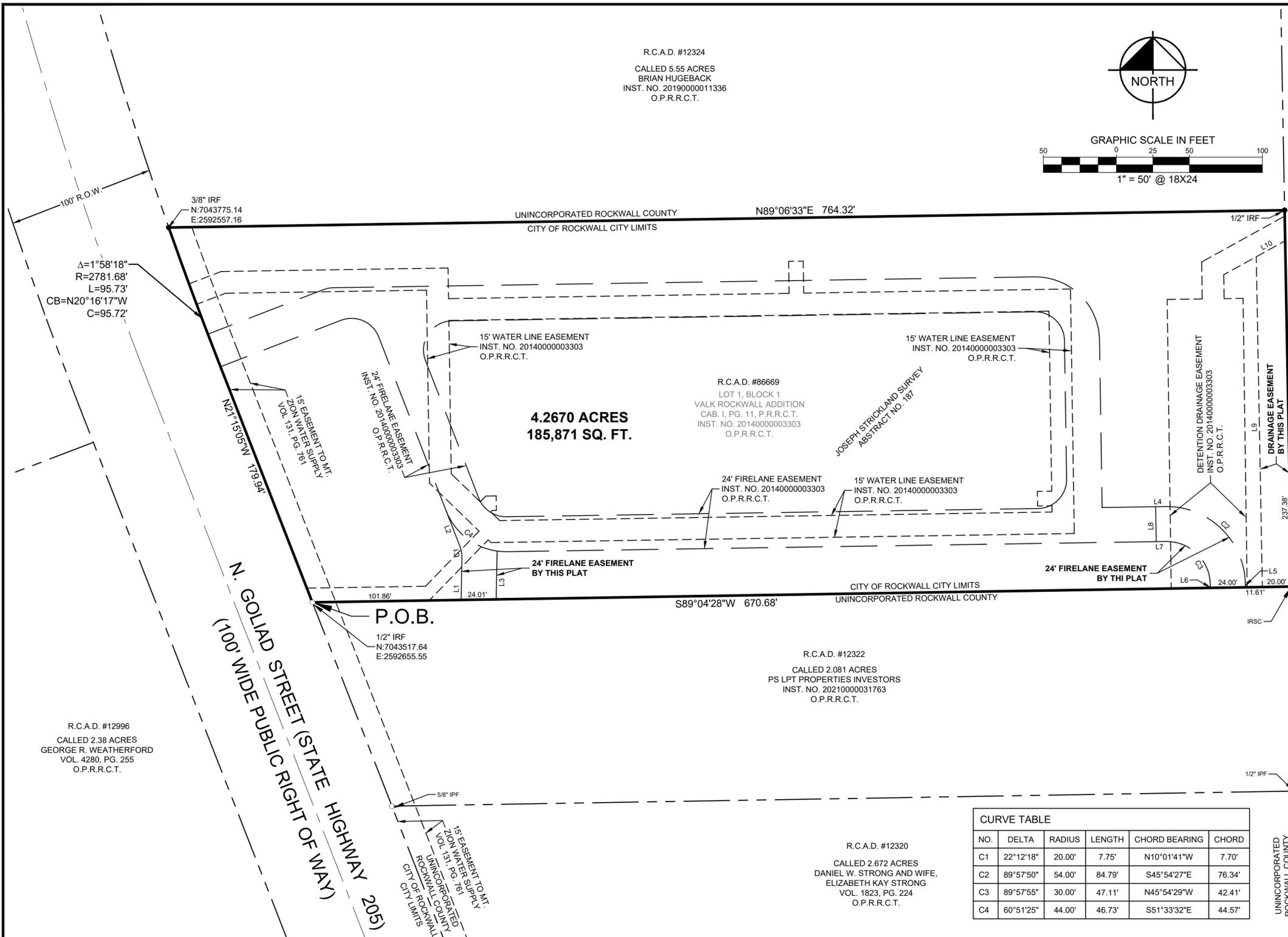


ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'



R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

LEGEND:
 R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
 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 flood statement shall not create liability on the part of the surveyor.

NOTES:

- 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.
- All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
- The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
- Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

REPLAT
VALK ROCKWALL ADDITION
 LOT 1R, BLOCK 1
 BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 AND BEING 4.264 ACRES SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 4/6/2022	Project No. 069319643	Sheet No. 1 OF 2
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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 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 found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

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 _____, 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 _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 2022.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

RECOMMENDED FOR FINAL APPROVAL

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley Horn logo and contact information including address, phone, fax, and project details.

DWG NAME: K:\PRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL.DWG PLOTTED BY: CRABBLE, JEFF 5/18/2022 4:53 PM LAST SAVED 5/18/2022 3:22 PM

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:08:37 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N21°15'05"W

Length: 179.94'

North: 7,043,685.3392'

East: 2,592,590.3261'

Segment# 2: Curve

Length: 95.73'

Radius: 2,781.68'

Delta: 1°58'18"

Tangent: 47.87'

Chord: 95.72'

Course: N20°16'17"W

Course In: N68°44'34"E

Course Out: S70°42'52"W

RP North: 7,044,693.8527'

East: 2,595,182.7466'

End North: 7,043,775.1293'

East: 2,592,557.1627'

Segment# 3: Line

Course: N89°06'33"E

Length: 764.32'

North: 7,043,787.0124'

East: 2,593,321.3903'

Segment# 4: Line

Course: S1°03'12"E

Length: 258.59'

North: 7,043,528.4661'

East: 2,593,326.1440'

Segment# 5: Line

Course: S89°04'28"W

Length: 670.68'

North: 7,043,517.6324'

East: 2,592,655.5515'

Perimeter: 1,969.27'

Area: 185,870.97Sq.Ft.

Error Closure: 0.0051

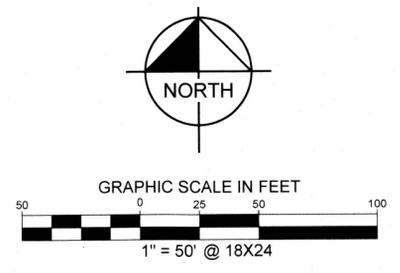
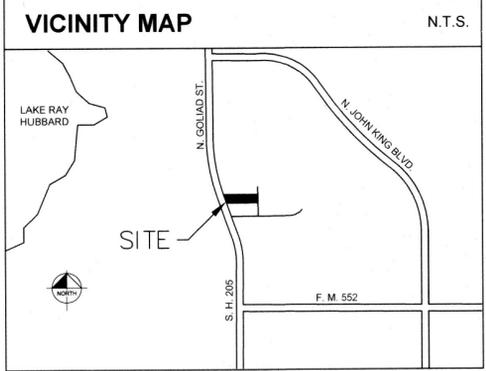
Course: S55°54'40"E

Error North : -0.00288

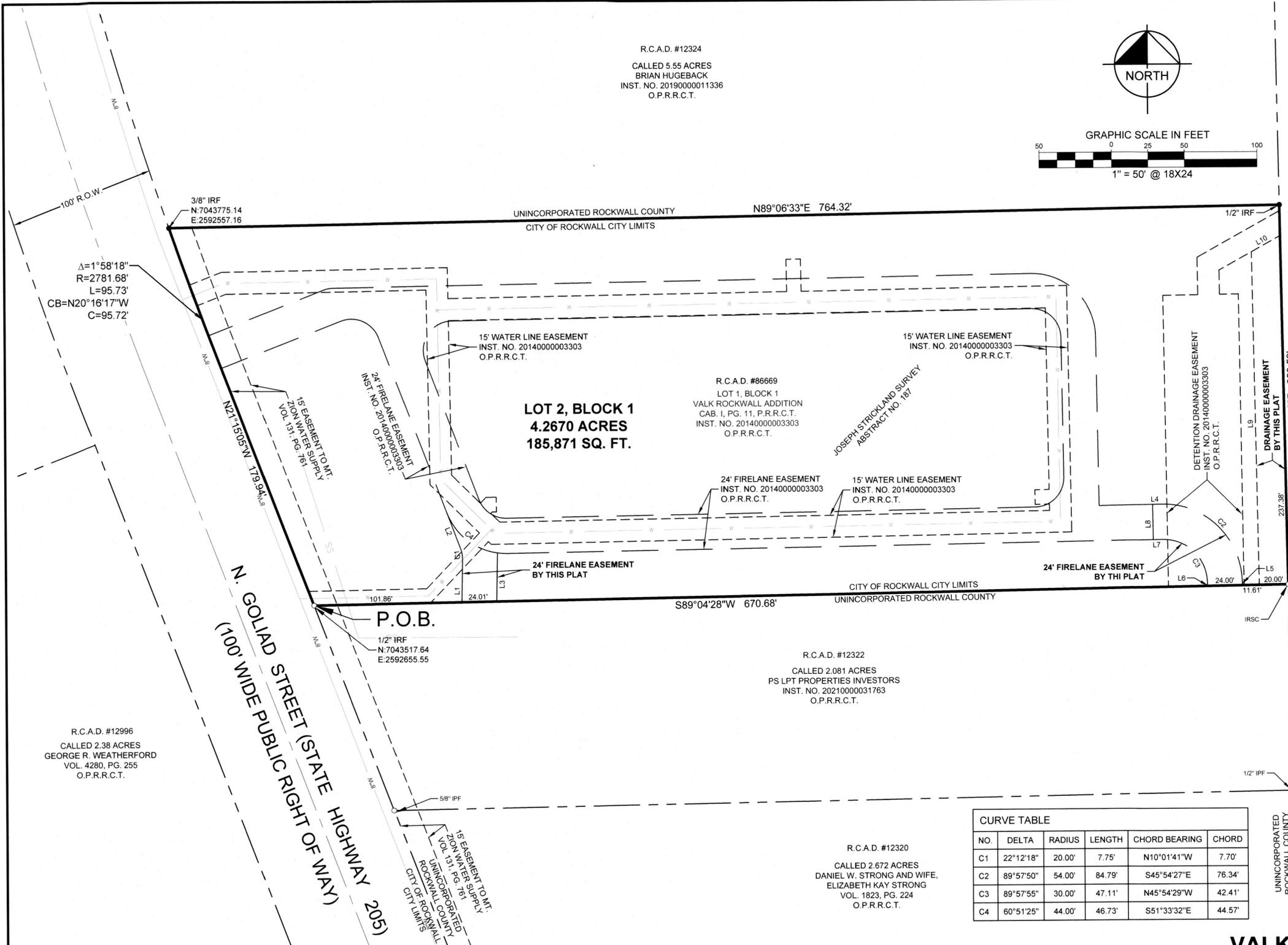
East: 0.00426

Precision 1: 386,129.41

2022000021953 1/2 PLAT 09/29/2022 10:04:09 AM
 8/17/2022 6:36 AM
 MARX, MICHAEL 8/17/2022 11:31 AM LAST SAVED
 DWG NAME: K:\FRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP.DWG PLOTTED BY



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.



R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

REPLAT
 LOT 2, BLOCK 1
VALK ROCKWALL ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 BEING 4.264 ACRES (185,871 SQ. FT.)
 SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-026

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
 Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	4/6/2022	069319643	1 OF 2

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

- NOTES:**
- 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.
 - All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
 - The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
 - Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

- LEGEND:**
- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
 - P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - IRFC = IRON ROD W/CAP FOUND
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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 flood statement shall not create liability on the part of the surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 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 found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the LOT 2, BLOCK 1, VALK ROCKWALL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the LOT 2, BLOCK 1, VALK ROCKWALL ADDITION have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

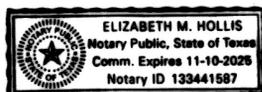
By: Jarrod Yates
Printed Name: JARROD YATES
Title: VICE PRESIDENT

STATE OF TX §
COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jarrod Yates, 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 25th day of August 2022

Elizabeth M Hollis
Notary Public in and for the State of TX



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/29/2022 10:04:09 AM
\$100.00
20220000021653



Jennifer Fogg

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this 28th day of August, 2022.

Michael B. Marx
MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com



RECOMMENDED FOR FINAL APPROVAL

Signature of Chairperson
Date: 9/27/22
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 26th day of June, 2022. 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 27th day of September, 2022.

Signatures of Mayor, City Secretary, and City Engineer.



REPLAT
LOT 2, BLOCK 1
VALK ROCKWALL ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
BEING 4.264 ACRES (185,871 SQ. FT.)

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-026

Kimley >>> Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MBM, KHA, 4/6/2022, 069319643, 2 OF 2

FILED NAME: K:\FRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP DWG PLOTTED BY: MARX, MICHAEL 9/17/2022 11:31 AM LAST SAVED 9/17/2022 6:36 AM



June 10, 2022

TO: Trey Braswell
100 W. Oak Street
Suite 203
Denton, TX 76201

CC: Jarrod Yates
701 Western Avenue
Glendale, CA 91201

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-026; *Replat for Lot 2, Block 1, Valk Rockwall Addition*

Mr. Braswell:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 6, 2022.

Planning and Zoning Commission

On May 31, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.

City Council

On June 6, 2022, the City Council approved a motion to approve the *Replat* with a vote of 6-0, with Council Member Macalik absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,


Bethany Ross
Planner