



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-048 P&Z DATE 12/30/19 CC DATE 1/20/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> 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 (Resolution No. 05-22) [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)

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- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address I-30 & FM 3549 Stodghill Rd

Subdivision Rockwall Commercial Park

Lot

1 & 1R

Block

A-D

General Location Justin Road and Conveyors Street west of FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Not Applicable (N/A)

Current Use _____

Proposed Zoning Not Applicable (N/A)

Proposed Use _____

Acreage 106.215

Lots [Current] _____

Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Rockwall 549/I-30 Partners, LP

Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

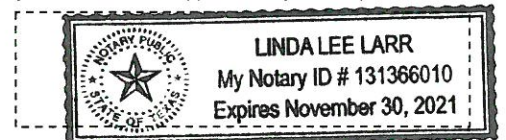
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of SEPTEMBER, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of Sept., 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature]
Linda Lee Larr



My Commission Expires _____



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/13/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-048
Project Name: Rockwall Commercial Park
Project Type: PLAT
Applicant Name: ANTHONY LOEFFEL
Owner Name: RANDY MCCUISTION
Project Description:



RECEIPT

Project Number: P2019-048

Job Address: I-30& FM3549 STODGHILL RD
ROCKWALL, TX 75087

Receipt Number: B87693

Printed: 12/18/2019 9:24 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$2,424.30

Total Fees Paid:

\$2,424.30

Date Paid: 12/18/2019 12:00:00AM

Paid By: ANTHONY LOEFFEL

Pay Method: CHECK 3162

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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Current Zoning Not Applicable (N/A)

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Acreage 106.215

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Owner Rockwall 549/I-30 Partners, LP

Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

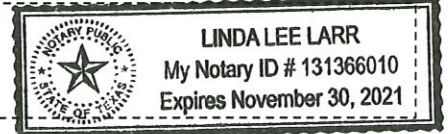
Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of SEPTEMBER, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of Sept., 20 19.


Owner's/Applicant's Signature [Signature]

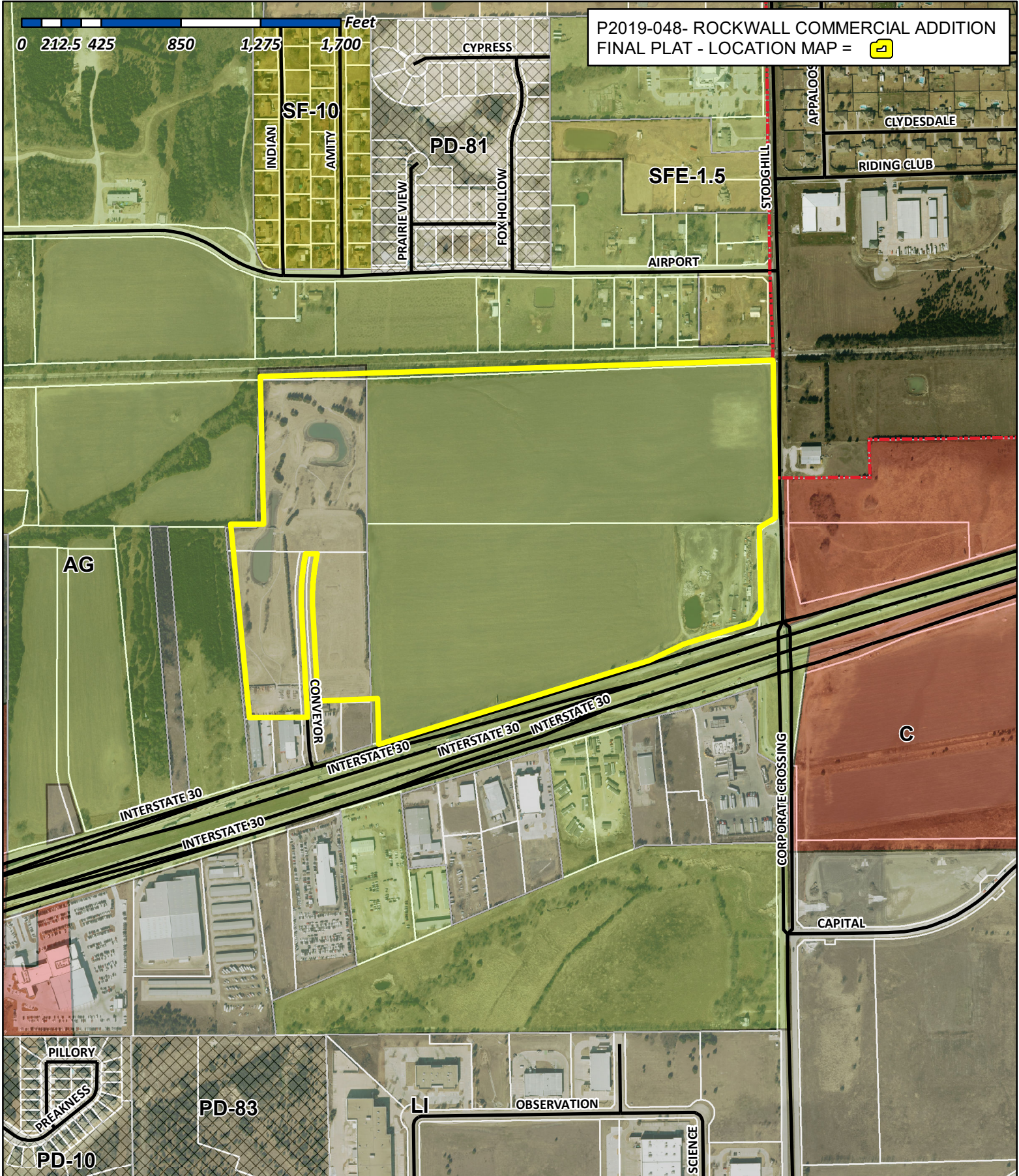
Notary Public in and for the State of Texas [Signature]



My Commission Expires _____

0 212.5 425 850 1,275 1,700 Feet

P2019-048- ROCKWALL COMMERCIAL ADDITION
FINAL PLAT - 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.



Mapcheck: Rockwall Justin Road

Closure Summary

Precision, 1 part in: 2558119.50'
Error distance: 0.00'
Error direction: S83°53'15"W
Area: 4626733.75 Sq. Ft.
Square area: 4626733.75
Perimeter: 10865.23'

Point of Beginning

Easting: 2604784.0067'
Northing: 7026294.2132'

Side 1: Line

Direction: N88°17'58"E
Angle: [-91°42'02"]
Deflection angle: [88°17'58"]
Distance: 588.40'
Easting: 2605372.1475'
Northing: 7026311.6745'

Side 2: Line

Direction: N88°10'22"E
Angle: [179°52'24"]
Deflection angle: [-0°07'36"]
Distance: 2143.64'
Easting: 2607514.6976'
Northing: 7026380.0259'

Side 3: Line

Direction: S1°08'02"E
Angle: [-89°18'24"]
Deflection angle: [90°41'36"]
Distance: 710.33'

Easting: 2607528.7541'

Northing: 7025669.8350'

Side 4: Line

Direction: S1°26'27"W

Angle: [-177°25'31"]

Deflection angle: [2°34'29"]

Distance: 113.61'

Easting: 2607525.8975'

Northing: 7025556.2609'

Side 5: Line

Direction: S58°12'56"W

Angle: [-123°13'31"]

Deflection angle: [56°46'29"]

Distance: 98.69'

Easting: 2607442.0074'

Northing: 7025504.2784'

Side 6: Line

Direction: S1°07'09"E

Angle: [120°39'55"]

Deflection angle: [-59°20'05"]

Distance: 441.34'

Easting: 2607450.6276'

Northing: 7025063.0226'

Side 7: Line

Direction: S35°33'35"W

Angle: [-143°19'16"]

Deflection angle: [36°40'44"]

Distance: 80.25'

Easting: 2607403.9582'

Northing: 7024997.7384'

Side 8: Line

Direction: S72°46'18"W
Angle: [-142°47'17"]
Deflection angle: [37°12'43"]
Distance: 384.46'
Easting: 2607036.7481'
Northing: 7024883.8689'

Side 9: Line

Direction: S64°14'27"W
Angle: [171°28'09"]
Deflection angle: [-8°31'51"]
Distance: 202.24'
Easting: 2606854.6049'
Northing: 7024795.9776'

Side 10: Line

Direction: S72°46'18"W
Angle: [-171°28'09"]
Deflection angle: [8°31'51"]
Distance: 1507.74'
Easting: 2605414.5142'
Northing: 7024349.4145'

Side 11: Line

Direction: N1°20'27"W
Angle: [-74°06'45"]
Deflection angle: [105°53'15"]
Distance: 245.24'
Easting: 2605408.7756'
Northing: 7024594.5874'

Side 12: Line

Direction: S87°29'50"W

Angle: [88°50'17"]
Deflection angle: [-91°09'43"]
Distance: 318.07'
Easting: 2605091.0090'
Northing: 7024580.6979'

Side 13: Line

Direction: N3°13'23"W
Angle: [-90°43'13"]
Deflection angle: [89°16'47"]
Distance: 478.23'
Easting: 2605064.1214'
Northing: 7025058.1715'

Side 14: Curve

Curve direction: Clockwise
Radius: [1170.00']
Arc length: 309.12'
Delta angle: 15°08'16"
Tangent: [155.46']
Chord direction: N4°20'45"E
Chord angle: [-172°25'52"]
Deflection angle: [7°34'08"]
Chord distance: 308.22'
Easting: 2605087.4772'
Northing: 7025365.5053'

Side 15: Line

Direction: N89°50'22"W
Angle: [78°14'45"]
Deflection angle: [-101°45'15"]
Distance: 61.22'
Easting: 2605026.2574'

Northing: 7025365.6768'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [1229.99']

Arc length: 312.50'

Delta angle: 14°33'25"

Tangent: [157.10']

Chord direction: S4°03'21"W

Chord angle: [93°53'43"]

Deflection angle: [-86°06'17"]

Chord distance: 311.66'

Easting: 2605004.2142'

Northing: 7025054.7974'

Side 17: Line

Direction: S3°13'23"E

Angle: [179°59'58"]

Deflection angle: [-0°00'02"]

Distance: 562.44'

Easting: 2605035.8364'

Northing: 7024493.2470'

Side 18: Line

Direction: S86°34'32"W

Angle: [-90°12'05"]

Deflection angle: [89°47'55"]

Distance: 309.03'

Easting: 2604727.3582'

Northing: 7024474.7880'

Side 19: Line

Direction: N5°29'52"W

Angle: [-92°04'24"]

Deflection angle: [87°55'36"]
Distance: 1036.76'
Easting: 2604628.0292'
Northing: 7025506.7788'

Side 20: Line

Direction: N89°44'47"E
Angle: [-84°45'21"]
Deflection angle: [95°14'39"]
Distance: 175.03'
Easting: 2604803.0574'
Northing: 7025507.5535'

Side 21: Line

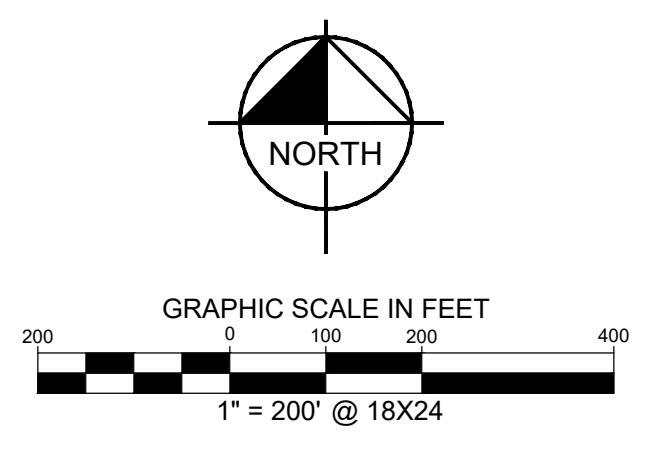
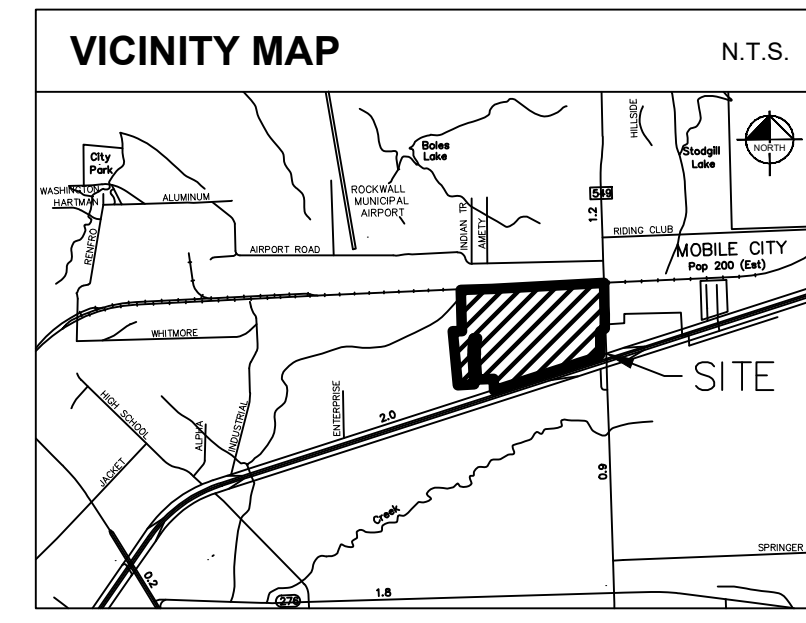
Direction: N1°22'01"W
Angle: [88°53'12"]
Deflection angle: [-91°06'48"]
Distance: 99.03'
Easting: 2604800.6950'
Northing: 7025606.5553'

Side 22: Line

Direction: N1°23'26"W
Angle: [179°58'35"]
Deflection angle: [-0°01'25"]
Distance: 687.86'
Easting: 2604784.0025'
Northing: 7026294.2128'

GENERAL 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.



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND

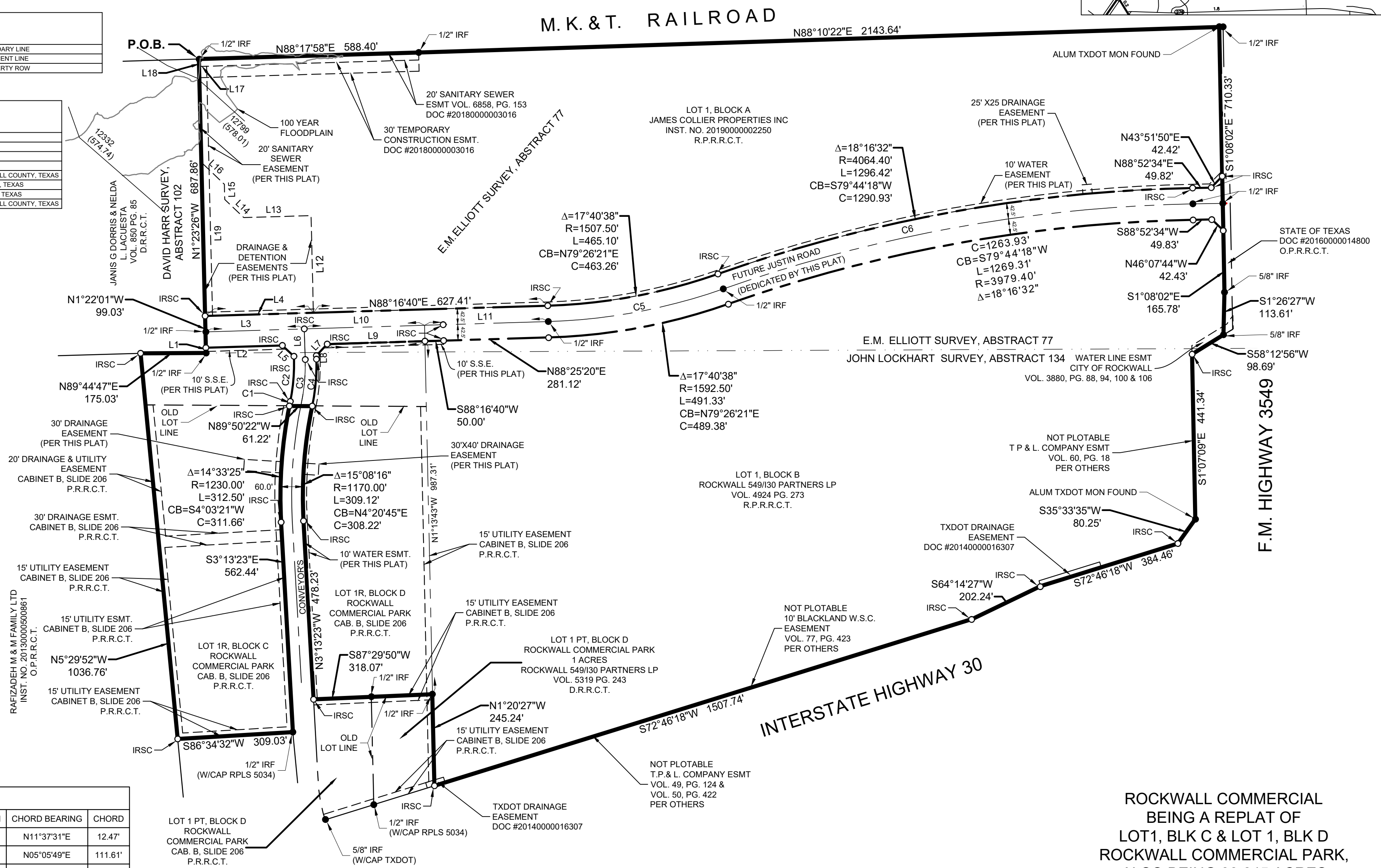
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S01°22'01"E	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	261.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	260.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	84.85'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E	12.47'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'
C3	13°38'17"	500.00'	119.01'	N05°05'49"E	118.73'
C4	13°38'17"	530.00'	126.15'	N05°05'49"E	125.86'
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E	476.32'
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E	1276.61'



**ROCKWALL COMMERCIAL
BEING A REPLAT OF
LOT1, BLK C & LOT 1, BLK D
ROCKWALL COMMERCIAL PARK,
ALSO BEING 93.645 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

No.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCKD DESCRIPTIONS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	KH	08/15/2019	063234203	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS. L.P. AND JAMES COLLIER PROPERTIES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION

106.2152 ACRE

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P,R,R,C,T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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, PROCURRING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

- 4.THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTSWITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL ISNTALLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXEDBY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

STANDARD CITY SIGNATURE BLOCK

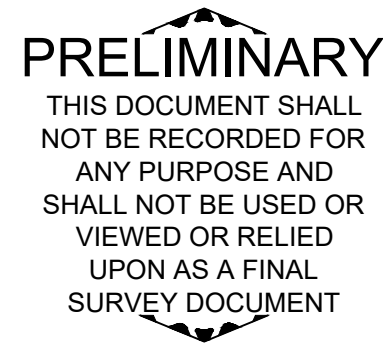
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2019

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, THE ____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT 1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Table with 3 columns: No., DATE, REVISION DESCRIPTION. Row 1: 1, [blank], [blank]

Table with 6 columns: Scale (1" = 200'), Drawn by (SPA), Checked by (KH), Date (11/22/2019), Project No. (063234203), Sheet No. (2 OF 2)

OWNER/DEVELOPER ROCKWALL 549/I-30 PARTNERS ,LP 8450 N. CENTRAL EXPRESSWAY SUITE 1735 DALLAS, TEXAS 75231 PH. (972) 762-2627 CONTACT: RANDY MCCUISTION

ENGINEER KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469) 501-2200 CONTACT: ANTHONY M. LOEFFEL, P.E.

SEAN PATTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469)-501-2200 sean.patton@kimley-horn.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: December 30, 2019
APPLICANT: Anthony Loeffel; *Kimley-Horn*
CASE NUMBER: P2019-048; *Rockwall Commercial Park*

SUMMARY

Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to final plat a 106.215-acre tract of land (*i.e. a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134, and Tract 5 of the E. M. Elliott Survey, Abstract No. 77*) into four (4) lots (*i.e. Lot 1, Block A, Lot 1, Block B, Lot 1, Block C, and Lot 1, Block D, Rockwall Commercial Addition*) for the purpose of establishing the necessary drainage, detention, and utility easements necessary for development of the subject property and to dedicate the required right-of-way for Justin Road and Conveyor Street.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final 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 plat 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 the final plat for *Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1; Block D*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat 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.

City of Rockwall Project Plan Review History



Project Number P2019-048	Owner RANDY MCCUISTION	Applied 12/13/2019 AG
Project Name Rockwall Commercial Park	Applicant ANTHONY LOEFFEL	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address I-30& FM3549 STODGHILL RD	City, State Zip ROCKWALL, TX 75087	Zoning
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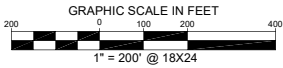
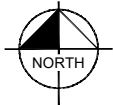
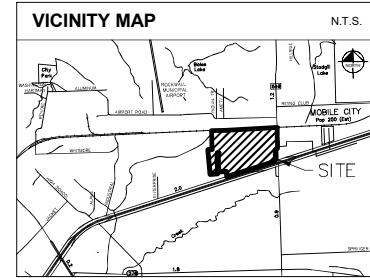
Subdivision ROCKWALL COMMERCIAL PARK	Tract 6	Block	Lot No 6	Parcel No 0134-0000-0006-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/13/2019	12/20/2019	12/18/2019	5	APPROVED	
ENGINEERING (12/19/2019 10:13 AM SJ) M - Sewer or water easement can't be in the detention easement. M - 30'x30' corner clip on each side of the intersection. M - Label 60' ROW, 30' from CL. Include bearings and distances for this CL. M - Must tie two points to Rockwall Benchmarks GPS. N: E:	Sarah Johnston	12/13/2019	12/20/2019	12/19/2019	6	COMMENTS	
FIRE	Ariana Hargrove	12/13/2019	12/20/2019	12/17/2019	4	APPROVED	
GIS (12/20/2019 8:18 AM LS) Please tie two corners to the State Plane Coords, NAD83) North Central Texas 4202	Lance Singleton	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	See comments
PLANNING	Korey Brooks	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-048; Rockwall Commercial Addition Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road].						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-048) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
(1) Please provide signature block for property owner(s)						
(2) Please provide centerline for FM-549						
(3) Please tie two corners to state plane coordinate system.						
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on January 20, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.						
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 20, 2019; The Planning & Zoning Meeting December 30, 2019.						

GENERAL 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.



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND

P.O.B.	POINT OF BEGINNING
IRSC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	3/4\"/>

LINE TABLE

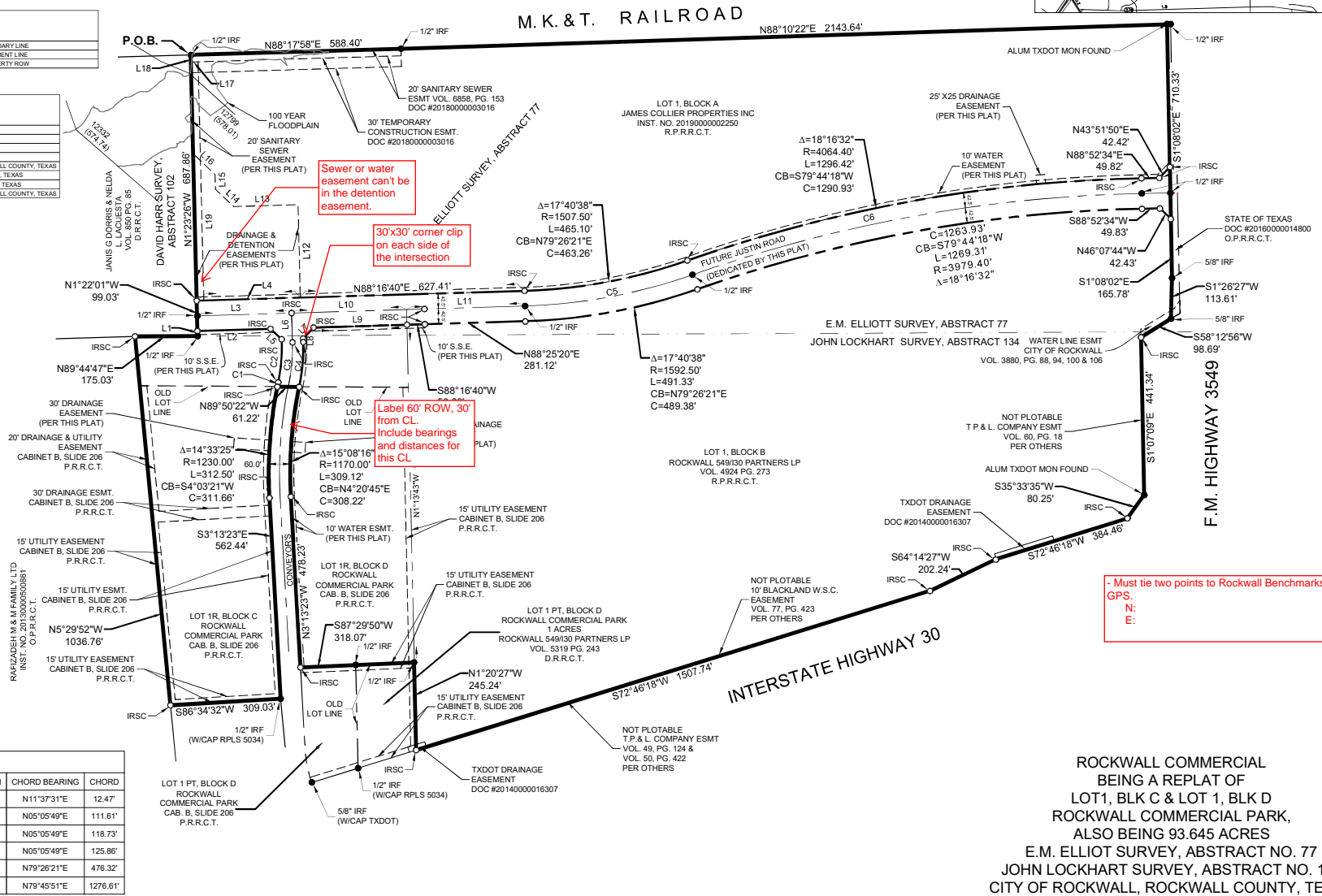
NO.	BEARING	LENGTH
L1	S01°22'01\"/>	14.02'
L2	S88°16'40\"/>	204.88'
L3	S88°16'40\"/>	917.68'
L4	S88°16'40\"/>	290.01'
L5	N46°43'20\"/>	42.43'
L6	S01°43'20\"/>	82.09'
L7	S43°25'51\"/>	42.54'
L8	S01°41'15\"/>	9.59'
L9	S88°16'40\"/>	261.50'
L10	S88°16'40\"/>	917.68'
L11	N88°16'40\"/>	331.04'
L12	S01°22'01\"/>	260.00'
L13	N88°16'40\"/>	180.00'
L14	S46°32'40\"/>	70.49'
L15	S01°22'01\"/>	40.75'
L16	S46°22'01\"/>	84.85'
L17	S88°17'58\"/>	20.00'
L18	N01°22'01\"/>	20.00'
L19	S01°22'01\"/>	667.86'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52\"/>	1229.92'	12.47'	N11°37'31\"/>	12.47'
C2	13°38'17\"/>	470.00'	111.87'	N05°05'49\"/>	111.61'
C3	13°38'17\"/>	500.00'	119.01'	N05°05'49\"/>	118.73'
C4	13°38'17\"/>	530.00'	126.15'	N05°05'49\"/>	125.86'
C5	17°40'38\"/>	1550.00'	478.21'	N79°26'21\"/>	478.32'
C6	18°20'57\"/>	4003.31'	1282.08'	N79°45'51\"/>	1276.61'

BEARING BASE

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



- Must tie two points to Rockwall Benchmarks
GPS.
N:
E:

**ROCKWALL COMMERCIAL
BEING A REPLAT OF
LOT1, BLK C & LOT 1, BLK D
ROCKWALL COMMERCIAL PARK,
ALSO BEING 93.645 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200

NO.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCK D DESCRIPTIONS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	KH	08/15/2019	063234203	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 5491/30 PARTNERS, L.P. AND JAMES COLLIER PROPERTIES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION

106.2152 ACRE

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 5491/30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS 130 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 5491/30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTH EAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 5459 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 5491/30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT. BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT. BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT., PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT. CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT. BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P.R.R.C.T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR A 6.26,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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, PROCURRING 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.

OWNER/DEVELOPER
ROCKWALL 5491-30 PARTNERS LP
8450 N. CENTRAL EXPRESSWAY
SUITE 1735
DALLAS, TEXAS 75231
PH. (972) 762-2627
CONTACT: RANDY MCCUISTON

ENGINEER
KIMLEY-HORN
400 N. OKLAHOMA DR.
SUITE 105
CELINA, TEXAS 75009
PH. (469) 501-2200
CONTACT: ANTHONY M. LOEFFEL, P.E.

SEAN PATTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5660
400 N. OKLAHOMA DR.
SUITE 105
CELINA, TEXAS 75009
PH. (469) 501-2200
sean.patton@kimley-horn.com

- 4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATION 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 INSTANTLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

STANDARD CITY SIGNATURE BLOCK

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 _____, 2019

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, THE ____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER



THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ROCKWALL COMMERCIAL
BEING A REPLAT OF
LOT1, BLK C & LOT 1, BLK D
ROCKWALL COMMERCIAL PARK,
ALSO BEING 93.645 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS




400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

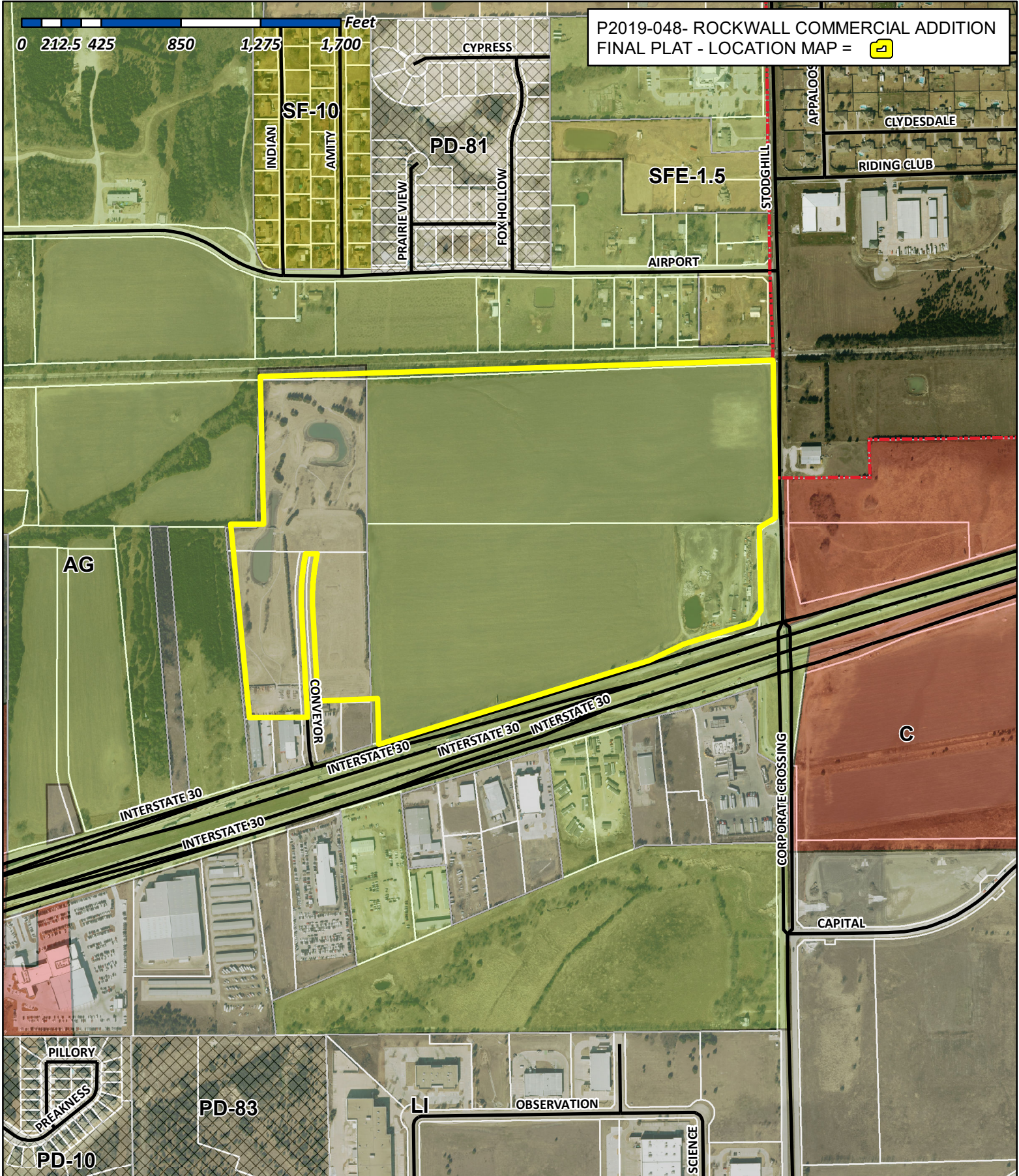
Table with 4 columns: No., DATE, REVISION DESCRIPTION, and a blank column.

Table with 6 columns: Scale (1" = 200'), Drawn by (SPA), Checked by (KH), Date (11/22/2019), Project No. (063234203), Sheet No. (2 OF 2)

THIS VALUE KIMLEY SURVEY 063234203 ROCKWALL COMMERCIAL BEING A REPLAT OF LOT 1, BLK C & LOT 1, BLK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.)

0 212.5 425 850 1,275 1,700 Feet

P2019-048- ROCKWALL COMMERCIAL ADDITION
FINAL PLAT - 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.





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 (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address I-30 & FM 3549 Stodghill Rd

Subdivision Rockwall Commercial Park

Lot

1 & 1R

Block

A-D

General Location Justin Road and Conveyors Street west of FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Not Applicable (N/A)

Current Use _____

Proposed Zoning Not Applicable (N/A)

Proposed Use _____

Acreage 106.215

Lots [Current] _____

Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Rockwall 549/I-30 Partners, LP

Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

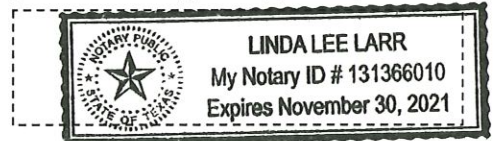
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of SEPTEMBER, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of Sept., 20 19.

Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas _____

Linda Lee Larr



My Commission Expires _____

Mapcheck: Rockwall Justin Road

Closure Summary

Precision, 1 part in: 2558119.50'
Error distance: 0.00'
Error direction: S83°53'15"W
Area: 4626733.75 Sq. Ft.
Square area: 4626733.75
Perimeter: 10865.23'

Point of Beginning

Easting: 2604784.0067'
Northing: 7026294.2132'

Side 1: Line

Direction: N88°17'58"E
Angle: [-91°42'02"]
Deflection angle: [88°17'58"]
Distance: 588.40'
Easting: 2605372.1475'
Northing: 7026311.6745'

Side 2: Line

Direction: N88°10'22"E
Angle: [179°52'24"]
Deflection angle: [-0°07'36"]
Distance: 2143.64'
Easting: 2607514.6976'
Northing: 7026380.0259'

Side 3: Line

Direction: S1°08'02"E
Angle: [-89°18'24"]
Deflection angle: [90°41'36"]
Distance: 710.33'

Easting: 2607528.7541'

Northing: 7025669.8350'

Side 4: Line

Direction: S1°26'27"W

Angle: [-177°25'31"]

Deflection angle: [2°34'29"]

Distance: 113.61'

Easting: 2607525.8975'

Northing: 7025556.2609'

Side 5: Line

Direction: S58°12'56"W

Angle: [-123°13'31"]

Deflection angle: [56°46'29"]

Distance: 98.69'

Easting: 2607442.0074'

Northing: 7025504.2784'

Side 6: Line

Direction: S1°07'09"E

Angle: [120°39'55"]

Deflection angle: [-59°20'05"]

Distance: 441.34'

Easting: 2607450.6276'

Northing: 7025063.0226'

Side 7: Line

Direction: S35°33'35"W

Angle: [-143°19'16"]

Deflection angle: [36°40'44"]

Distance: 80.25'

Easting: 2607403.9582'

Northing: 7024997.7384'

Side 8: Line

Direction: S72°46'18"W
Angle: [-142°47'17"]
Deflection angle: [37°12'43"]
Distance: 384.46'
Easting: 2607036.7481'
Northing: 7024883.8689'

Side 9: Line

Direction: S64°14'27"W
Angle: [171°28'09"]
Deflection angle: [-8°31'51"]
Distance: 202.24'
Easting: 2606854.6049'
Northing: 7024795.9776'

Side 10: Line

Direction: S72°46'18"W
Angle: [-171°28'09"]
Deflection angle: [8°31'51"]
Distance: 1507.74'
Easting: 2605414.5142'
Northing: 7024349.4145'

Side 11: Line

Direction: N1°20'27"W
Angle: [-74°06'45"]
Deflection angle: [105°53'15"]
Distance: 245.24'
Easting: 2605408.7756'
Northing: 7024594.5874'

Side 12: Line

Direction: S87°29'50"W

Angle: [88°50'17"]
Deflection angle: [-91°09'43"]
Distance: 318.07'
Easting: 2605091.0090'
Northing: 7024580.6979'

Side 13: Line

Direction: N3°13'23"W
Angle: [-90°43'13"]
Deflection angle: [89°16'47"]
Distance: 478.23'
Easting: 2605064.1214'
Northing: 7025058.1715'

Side 14: Curve

Curve direction: Clockwise
Radius: [1170.00']
Arc length: 309.12'
Delta angle: 15°08'16"
Tangent: [155.46']
Chord direction: N4°20'45"E
Chord angle: [-172°25'52"]
Deflection angle: [7°34'08"]
Chord distance: 308.22'
Easting: 2605087.4772'
Northing: 7025365.5053'

Side 15: Line

Direction: N89°50'22"W
Angle: [78°14'45"]
Deflection angle: [-101°45'15"]
Distance: 61.22'
Easting: 2605026.2574'

Northing: 7025365.6768'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [1229.99']

Arc length: 312.50'

Delta angle: 14°33'25"

Tangent: [157.10']

Chord direction: S4°03'21"W

Chord angle: [93°53'43"]

Deflection angle: [-86°06'17"]

Chord distance: 311.66'

Easting: 2605004.2142'

Northing: 7025054.7974'

Side 17: Line

Direction: S3°13'23"E

Angle: [179°59'58"]

Deflection angle: [-0°00'02"]

Distance: 562.44'

Easting: 2605035.8364'

Northing: 7024493.2470'

Side 18: Line

Direction: S86°34'32"W

Angle: [-90°12'05"]

Deflection angle: [89°47'55"]

Distance: 309.03'

Easting: 2604727.3582'

Northing: 7024474.7880'

Side 19: Line

Direction: N5°29'52"W

Angle: [-92°04'24"]

Deflection angle: [87°55'36"]
Distance: 1036.76'
Easting: 2604628.0292'
Northing: 7025506.7788'

Side 20: Line

Direction: N89°44'47"E
Angle: [-84°45'21"]
Deflection angle: [95°14'39"]
Distance: 175.03'
Easting: 2604803.0574'
Northing: 7025507.5535'

Side 21: Line

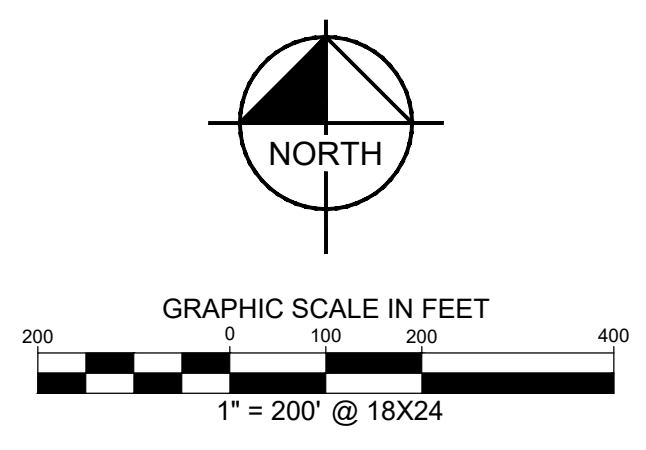
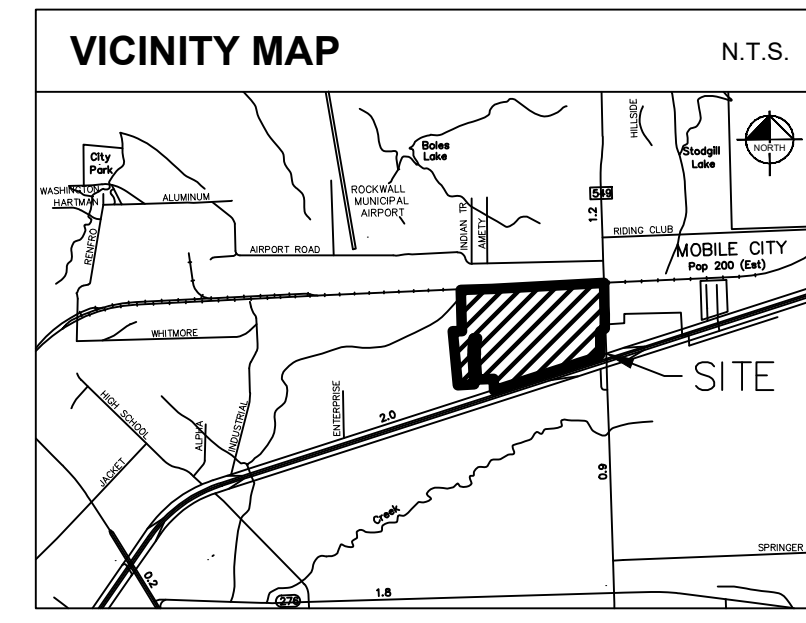
Direction: N1°22'01"W
Angle: [88°53'12"]
Deflection angle: [-91°06'48"]
Distance: 99.03'
Easting: 2604800.6950'
Northing: 7025606.5553'

Side 22: Line

Direction: N1°23'26"W
Angle: [179°58'35"]
Deflection angle: [-0°01'25"]
Distance: 687.86'
Easting: 2604784.0025'
Northing: 7026294.2128'

GENERAL 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.



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND

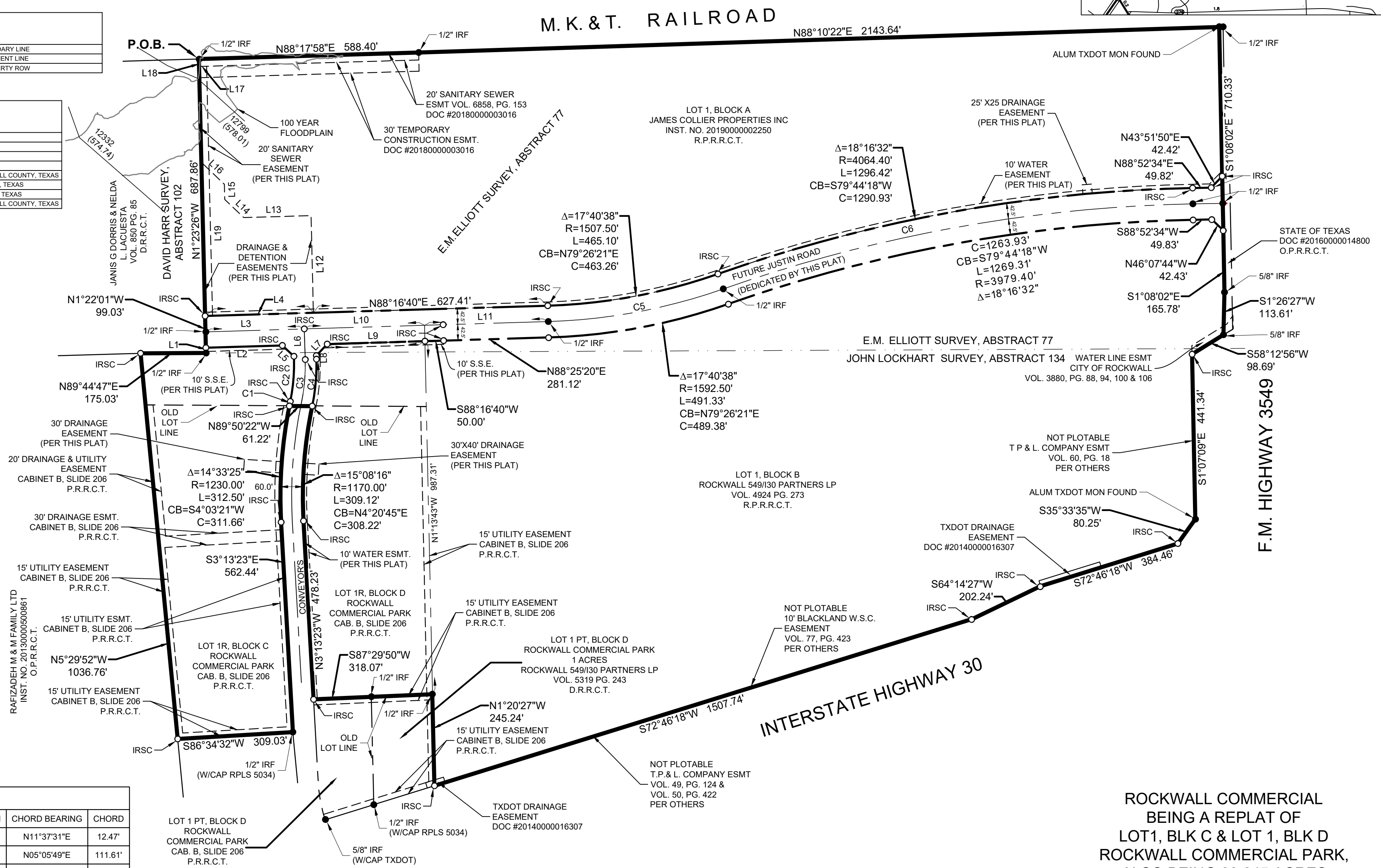
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S01°22'01"E	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	261.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	260.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	84.85'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E	12.47'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'
C3	13°38'17"	500.00'	119.01'	N05°05'49"E	118.73'
C4	13°38'17"	530.00'	126.15'	N05°05'49"E	125.86'
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E	476.32'
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E	1276.61'



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

No.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCKD DESCRIPTIONS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	1" = 200'
Drawn by	SPA
Checked by	KH
Date	08/15/2019
Project No.	063234203
Sheet No.	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS, L.P. AND JAMES COLLIER PROPERTIES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION

106.2152 ACRE

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P,R,R,C,T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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, PROCURRING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

- 4.THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTSWITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL ISNTALLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXEDBY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

STANDARD CITY SIGNATURE BLOCK

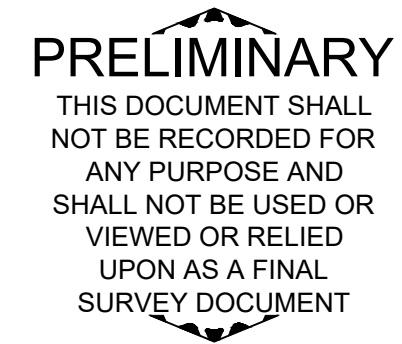
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2019

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, THE ____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT 1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Table with 3 columns: No., DATE, REVISION DESCRIPTION. Row 1: 1, [blank], [blank]

Table with 6 columns: Scale (1" = 200'), Drawn by (SPA), Checked by (KH), Date (11/22/2019), Project No. (063234203), Sheet No. (2 OF 2)

OWNER/DEVELOPER ROCKWALL 549/I-30 PARTNERS ,LP 8450 N. CENTRAL EXPRESSWAY SUITE 1735 DALLAS, TEXAS 75231 PH. (972) 762-2627 CONTACT: RANDY MCCUISTION

ENGINEER KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469) 501-2200 CONTACT: ANTHONY M. LOEFFEL, P.E.

SEAN PATTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469)-501-2200 sean.patton@kimley-horn.com



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: January 6, 2019
APPLICANT: Anthony Loeffel; *Kimley-Horn*
CASE NUMBER: P2019-048; *Rockwall Commercial Park*

SUMMARY

Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to final plat a 106.215-acre tract of land (*i.e. a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134, and Tract 5 of the E. M. Elliott Survey, Abstract No. 77*) into four (4) lots (*i.e. Lot 1, Block A, Lot 1, Block B, Lot 1, Block C, and Lot 1, Block D, Rockwall Commercial Addition*) for the purpose of establishing the necessary drainage, detention, and utility easements necessary for development of the subject property and to dedicate the required right-of-way for Justin Road and Conveyor Street.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final 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 plat 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 final plat for *Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D*, staff would propose the following conditions of approval:


- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

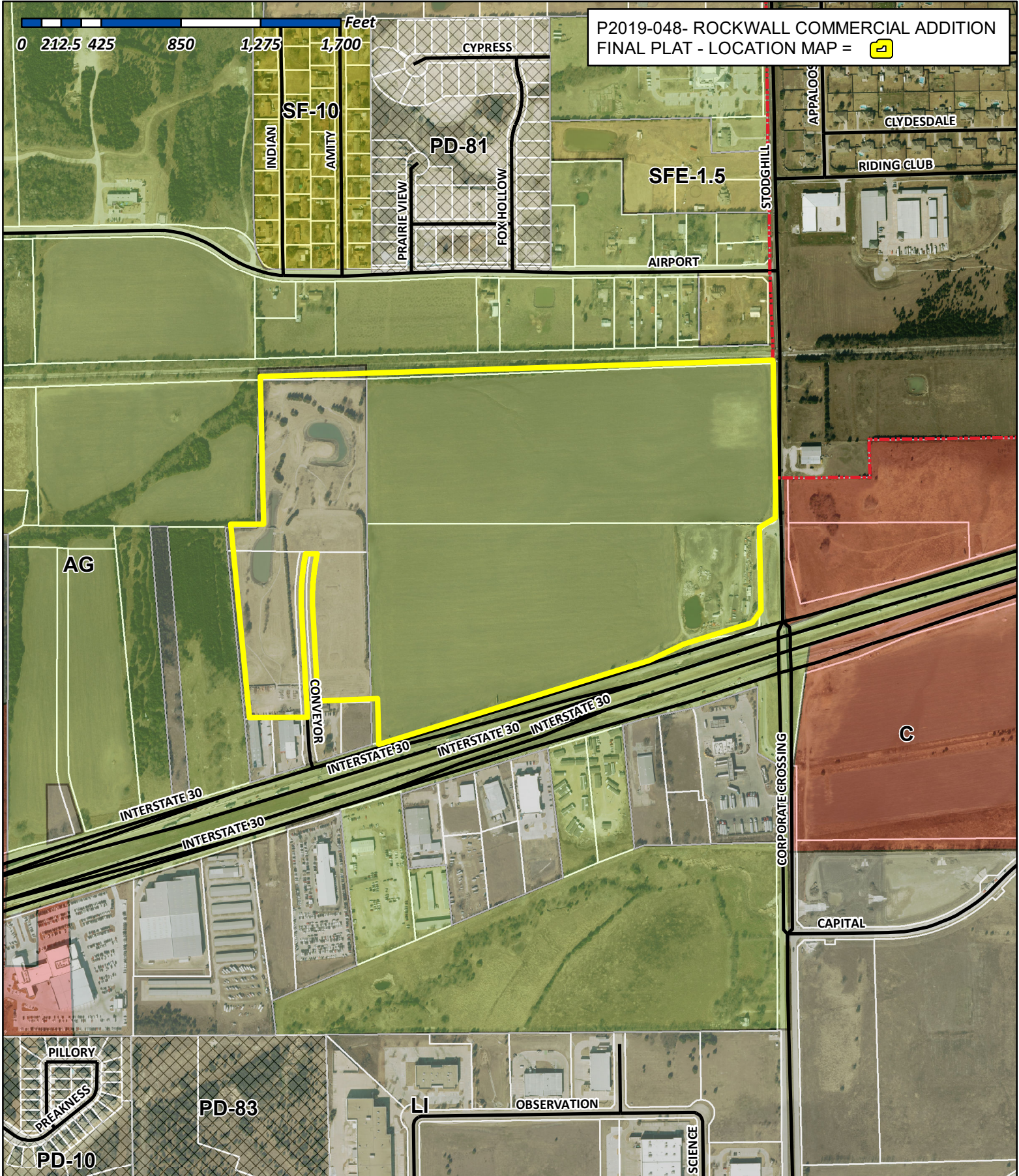
(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.

0 212.5 425 850 1,275 1,700 Feet

P2019-048- ROCKWALL COMMERCIAL ADDITION
FINAL PLAT - 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.





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 (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address I-30 & FM 3549 Stodghill Rd

Subdivision Rockwall Commercial Park

Lot

1 & 1R

Block

A-D

General Location Justin Road and Conveyors Street west of FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Not Applicable (N/A)

Current Use _____

Proposed Zoning Not Applicable (N/A)

Proposed Use _____

Acreage 106.215

Lots [Current] _____

Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Rockwall 549/I-30 Partners, LP

Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of SEPTEMBER, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of Sept., 20 19.

Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



LINDA LEE LARR
My Notary ID # 131366010
Expires November 30, 2021

My Commission Expires _____

Mapcheck: Rockwall Justin Road

Closure Summary

Precision, 1 part in: 2558119.50'
Error distance: 0.00'
Error direction: S83°53'15"W
Area: 4626733.75 Sq. Ft.
Square area: 4626733.75
Perimeter: 10865.23'

Point of Beginning

Easting: 2604784.0067'
Northing: 7026294.2132'

Side 1: Line

Direction: N88°17'58"E
Angle: [-91°42'02"]
Deflection angle: [88°17'58"]
Distance: 588.40'
Easting: 2605372.1475'
Northing: 7026311.6745'

Side 2: Line

Direction: N88°10'22"E
Angle: [179°52'24"]
Deflection angle: [-0°07'36"]
Distance: 2143.64'
Easting: 2607514.6976'
Northing: 7026380.0259'

Side 3: Line

Direction: S1°08'02"E
Angle: [-89°18'24"]
Deflection angle: [90°41'36"]
Distance: 710.33'

Easting: 2607528.7541'

Northing: 7025669.8350'

Side 4: Line

Direction: S1°26'27"W

Angle: [-177°25'31"]

Deflection angle: [2°34'29"]

Distance: 113.61'

Easting: 2607525.8975'

Northing: 7025556.2609'

Side 5: Line

Direction: S58°12'56"W

Angle: [-123°13'31"]

Deflection angle: [56°46'29"]

Distance: 98.69'

Easting: 2607442.0074'

Northing: 7025504.2784'

Side 6: Line

Direction: S1°07'09"E

Angle: [120°39'55"]

Deflection angle: [-59°20'05"]

Distance: 441.34'

Easting: 2607450.6276'

Northing: 7025063.0226'

Side 7: Line

Direction: S35°33'35"W

Angle: [-143°19'16"]

Deflection angle: [36°40'44"]

Distance: 80.25'

Easting: 2607403.9582'

Northing: 7024997.7384'

Side 8: Line

Direction: S72°46'18"W
Angle: [-142°47'17"]
Deflection angle: [37°12'43"]
Distance: 384.46'
Easting: 2607036.7481'
Northing: 7024883.8689'

Side 9: Line

Direction: S64°14'27"W
Angle: [171°28'09"]
Deflection angle: [-8°31'51"]
Distance: 202.24'
Easting: 2606854.6049'
Northing: 7024795.9776'

Side 10: Line

Direction: S72°46'18"W
Angle: [-171°28'09"]
Deflection angle: [8°31'51"]
Distance: 1507.74'
Easting: 2605414.5142'
Northing: 7024349.4145'

Side 11: Line

Direction: N1°20'27"W
Angle: [-74°06'45"]
Deflection angle: [105°53'15"]
Distance: 245.24'
Easting: 2605408.7756'
Northing: 7024594.5874'

Side 12: Line

Direction: S87°29'50"W

Angle: [88°50'17"]
Deflection angle: [-91°09'43"]
Distance: 318.07'
Easting: 2605091.0090'
Northing: 7024580.6979'

Side 13: Line

Direction: N3°13'23"W
Angle: [-90°43'13"]
Deflection angle: [89°16'47"]
Distance: 478.23'
Easting: 2605064.1214'
Northing: 7025058.1715'

Side 14: Curve

Curve direction: Clockwise
Radius: [1170.00']
Arc length: 309.12'
Delta angle: 15°08'16"
Tangent: [155.46']
Chord direction: N4°20'45"E
Chord angle: [-172°25'52"]
Deflection angle: [7°34'08"]
Chord distance: 308.22'
Easting: 2605087.4772'
Northing: 7025365.5053'

Side 15: Line

Direction: N89°50'22"W
Angle: [78°14'45"]
Deflection angle: [-101°45'15"]
Distance: 61.22'
Easting: 2605026.2574'

Northing: 7025365.6768'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [1229.99']

Arc length: 312.50'

Delta angle: 14°33'25"

Tangent: [157.10']

Chord direction: S4°03'21"W

Chord angle: [93°53'43"]

Deflection angle: [-86°06'17"]

Chord distance: 311.66'

Easting: 2605004.2142'

Northing: 7025054.7974'

Side 17: Line

Direction: S3°13'23"E

Angle: [179°59'58"]

Deflection angle: [-0°00'02"]

Distance: 562.44'

Easting: 2605035.8364'

Northing: 7024493.2470'

Side 18: Line

Direction: S86°34'32"W

Angle: [-90°12'05"]

Deflection angle: [89°47'55"]

Distance: 309.03'

Easting: 2604727.3582'

Northing: 7024474.7880'

Side 19: Line

Direction: N5°29'52"W

Angle: [-92°04'24"]

Deflection angle: [87°55'36"]
Distance: 1036.76'
Easting: 2604628.0292'
Northing: 7025506.7788'

Side 20: Line

Direction: N89°44'47"E
Angle: [-84°45'21"]
Deflection angle: [95°14'39"]
Distance: 175.03'
Easting: 2604803.0574'
Northing: 7025507.5535'

Side 21: Line

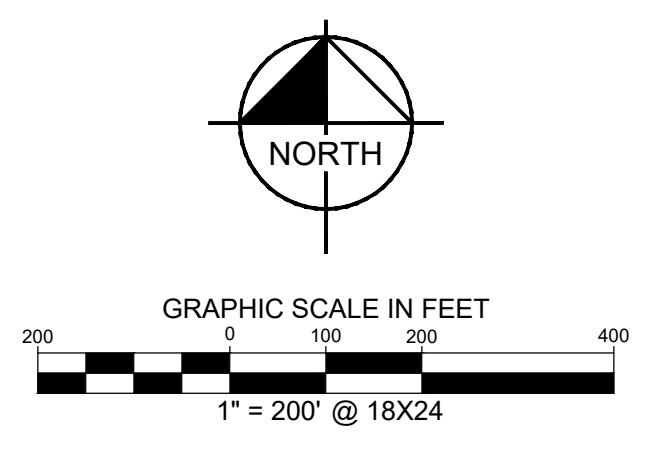
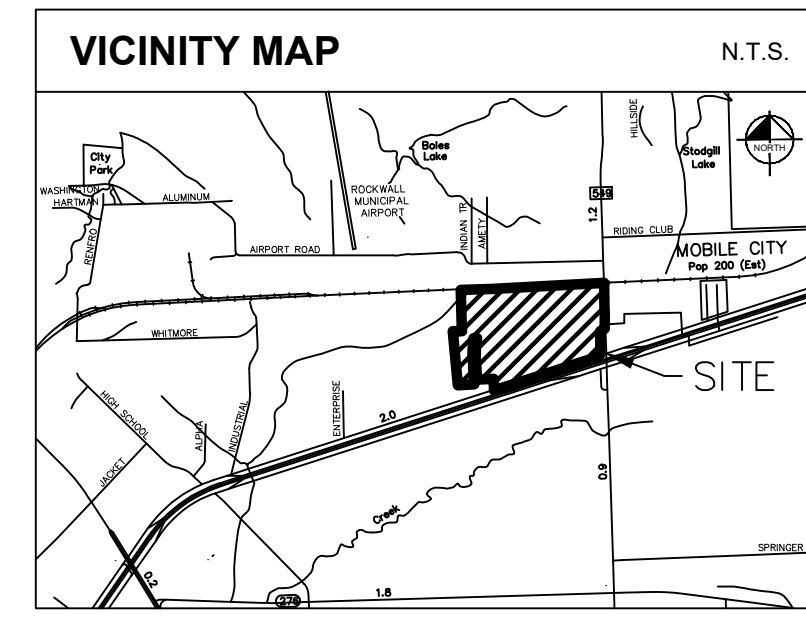
Direction: N1°22'01"W
Angle: [88°53'12"]
Deflection angle: [-91°06'48"]
Distance: 99.03'
Easting: 2604800.6950'
Northing: 7025606.5553'

Side 22: Line

Direction: N1°23'26"W
Angle: [179°58'35"]
Deflection angle: [-0°01'25"]
Distance: 687.86'
Easting: 2604784.0025'
Northing: 7026294.2128'

GENERAL 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.



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND

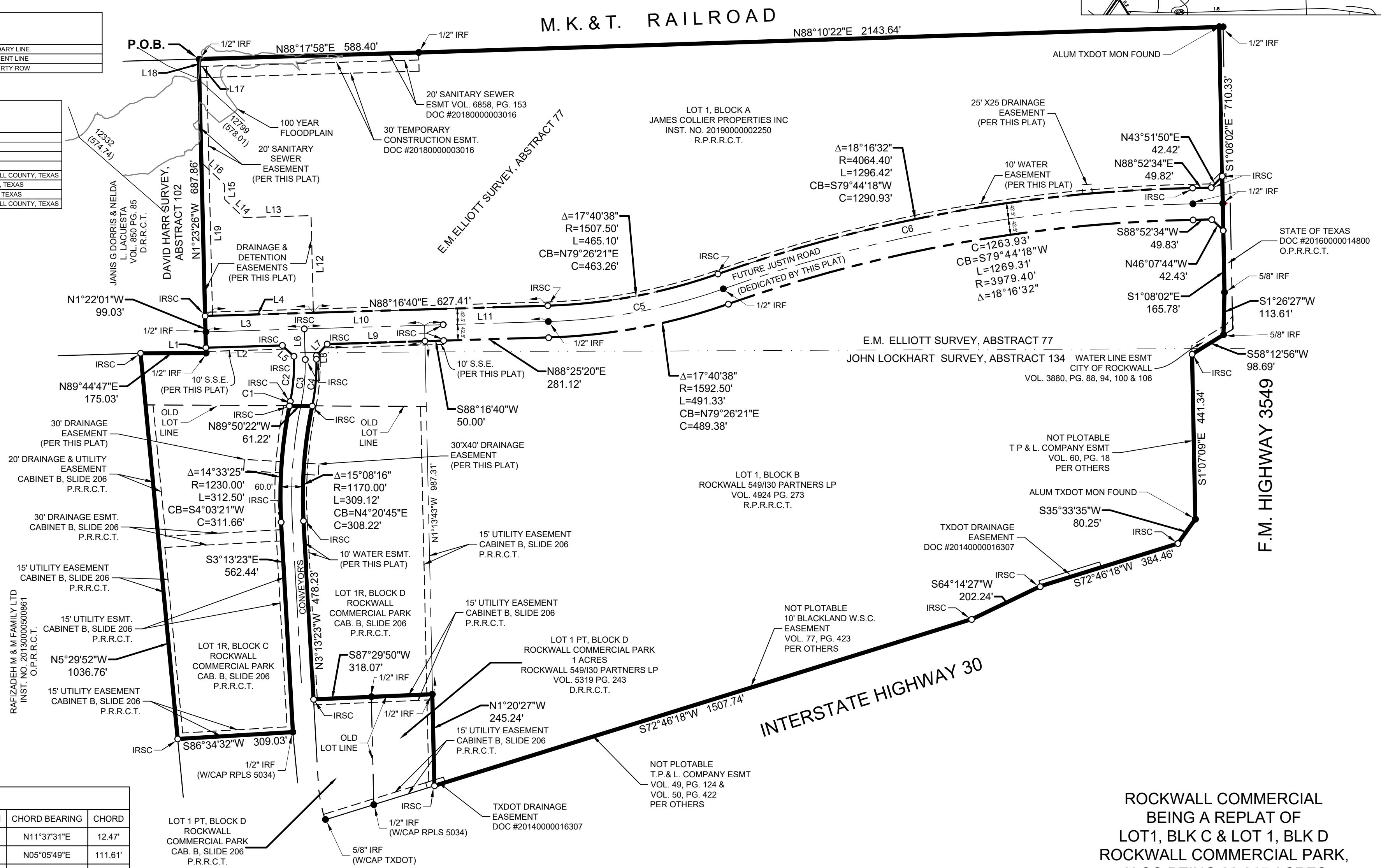
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S01°22'01"E	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	261.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	260.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	84.85'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E	12.47'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'
C3	13°38'17"	500.00'	119.01'	N05°05'49"E	118.73'
C4	13°38'17"	530.00'	126.15'	N05°05'49"E	125.86'
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E	476.32'
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E	1276.61'



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

No.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCKD DESCRIPTIONS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	1" = 200'
Drawn by	SPA
Checked by	KH
Date	08/15/2019
Project No.	063234203
Sheet No.	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS, L.P. AND JAMES COLLIER PROPERTIES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION

106.2152 ACRE

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P,R,R,C,T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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, PROCURRING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

- 4.THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTSWITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL ISNTALLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXEDBY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

STANDARD CITY SIGNATURE BLOCK

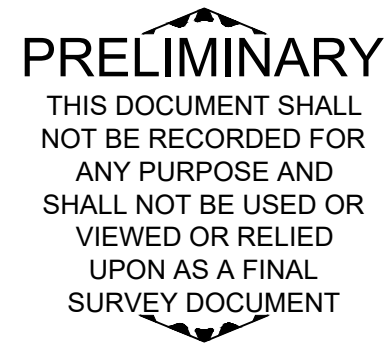
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2019

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, THE ____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT 1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

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Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 200', SPA, KH, 11/22/2019, 063234203, 2 OF 2

OWNER/DEVELOPER ROCKWALL 549/I-30 PARTNERS ,LP 8450 N. CENTRAL EXPRESSWAY SUITE 1735 DALLAS, TEXAS 75231 PH. (972) 762-2627 CONTACT: RANDY MCCUISTION

ENGINEER KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469) 501-2200 CONTACT: ANTHONY M. LOEFFEL, P.E.

SEAN PATTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469)-501-2200 sean.patton@kimley-horn.com