



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # pa021-018 P&Z DATE 05/11/21 CC DATE 05/17/21 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 checked="" type="checkbox"/> FINAL PLAT
<input 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. P2021-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Justin Road

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Southwest corner of Justin Rd and Industrial Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Distribution Center

ACREAGE 90.68

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Amazon.com Services LLC.

APPLICANT Seefried Industrial Properties

CONTACT PERSON Real Estate Manager

CONTACT PERSON Jonathan Stites

ADDRESS 410 Terry Ave. N.

ADDRESS 3030 LBJ Freeway, Suite 1650

CITY, STATE & ZIP Seattle, WA 98109-5210

CITY, STATE & ZIP Dallas, TX 75234

PHONE 206-266-1000

PHONE 214-393-6066

E-MAIL na-realestate@amazon.com

E-MAIL jonathanstites@seefriedproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Stites <sup>Owner's Representative</sup> ~~(OWNER)~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE <sup>Owner's Representative</sup> ~~OWNER~~ FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$2,120.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF April, 2021. 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.

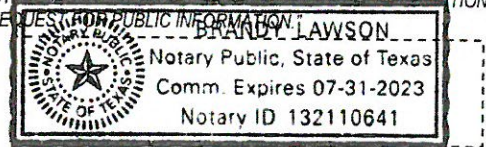
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6<sup>th</sup> DAY OF April, 2021.

OWNER'S SIGNATURE

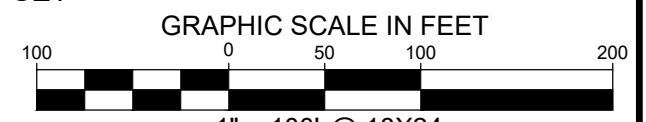
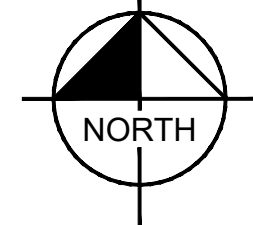
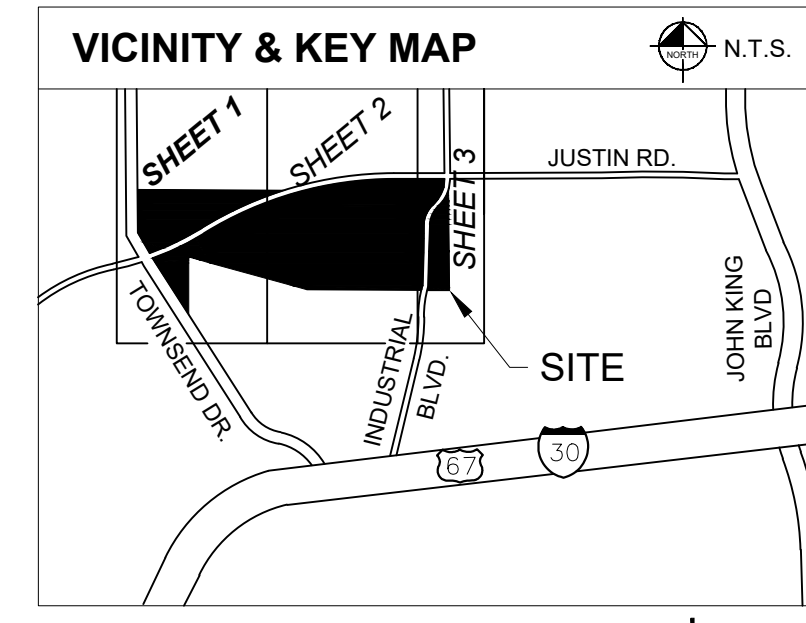
Jonathan Stites

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brandy Lawson



MY COMMISSION EXPIRES 07/31/2023



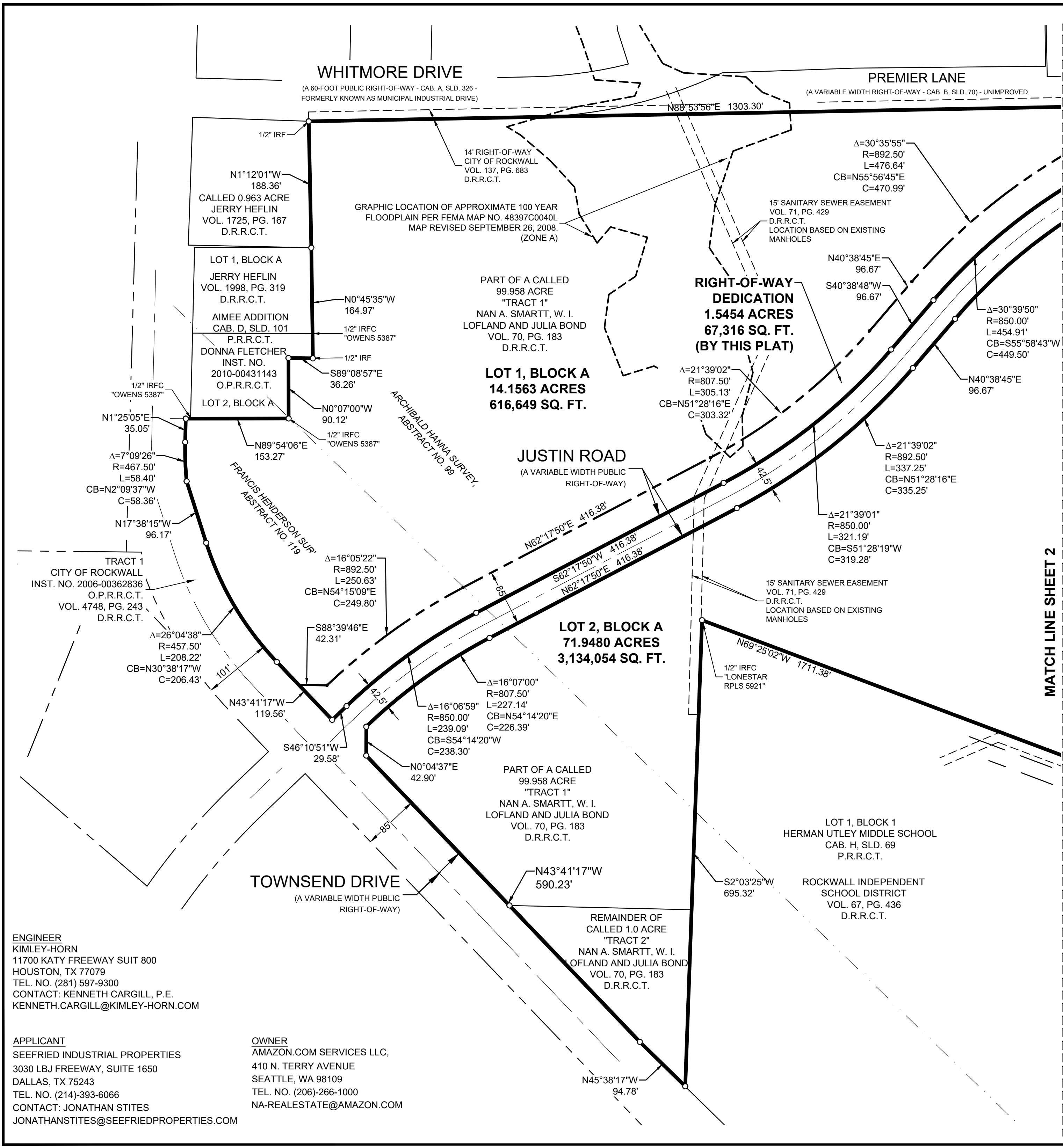
**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
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- XF = "X" CUT IN CONCRETE FOUND
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- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

**NOTES:**

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
2. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
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**MATCH LINE SHEET 2**



**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY SUITE 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

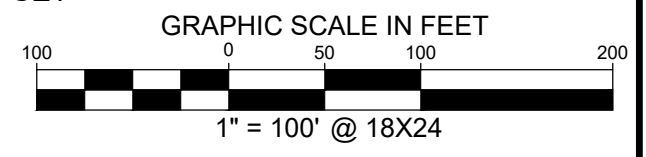
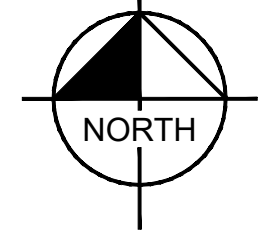
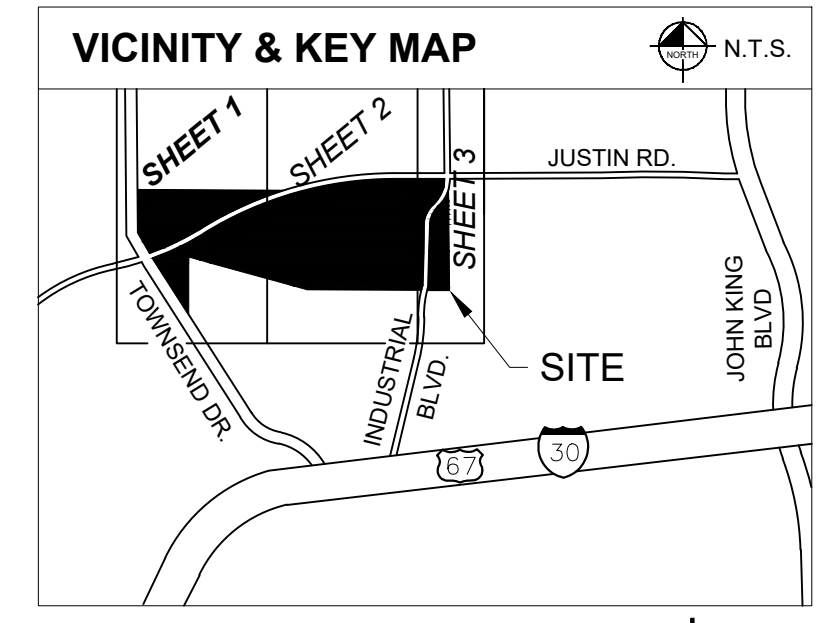
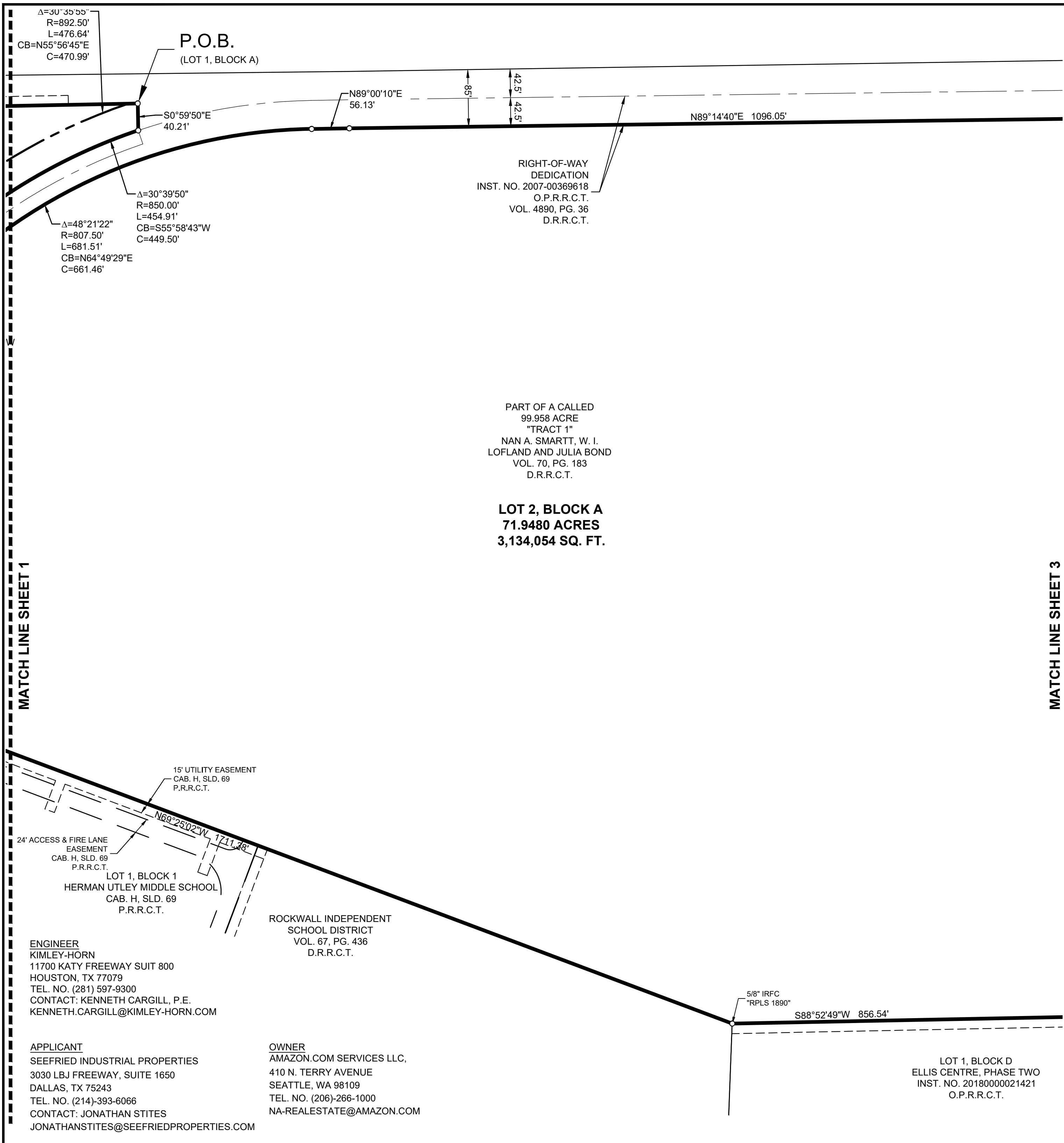
**APPLICANT**  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

**OWNER**  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	1 OF 5



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**DDF9 ADDITION**  
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**ARCHIBALD HANNA SURVEY,**  
**ABSTRACT NO. 99**  
**FRANCIS HENDERSON SURVEY,**  
**ABSTRACT NO. 119**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
**CASE NO. 2021-\_\_\_\_\_**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by DWP	Checked by DJD	Date APRIL 2021	Project No. 069284835	Sheet No. 2 OF 5
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MATCH LINE SHEET 1

MATCH LINE SHEET 3

RIGHT-OF-WAY DEDICATION  
INST. NO. 2007-00369618  
O.P.R.R.C.T.  
VOL. 4890, PG. 36  
D.R.R.C.T.

PART OF A CALLED  
99.958 ACRE  
"TRACT 1"  
NAN A. SMARTT, W. I.  
LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.

**LOT 2, BLOCK A**  
**71.9480 ACRES**  
**3,134,054 SQ. FT.**

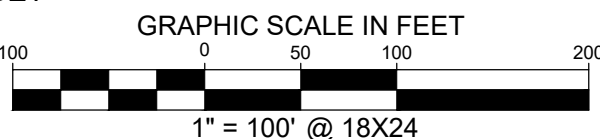
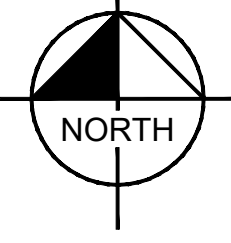
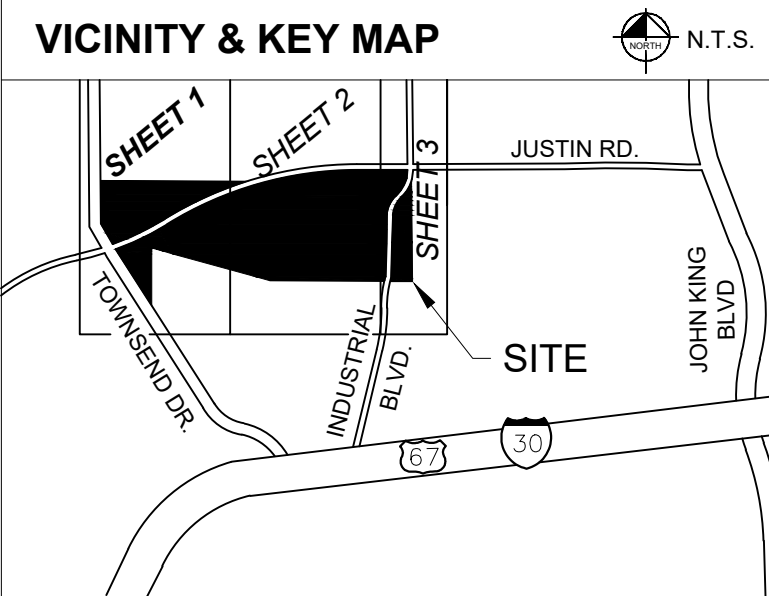
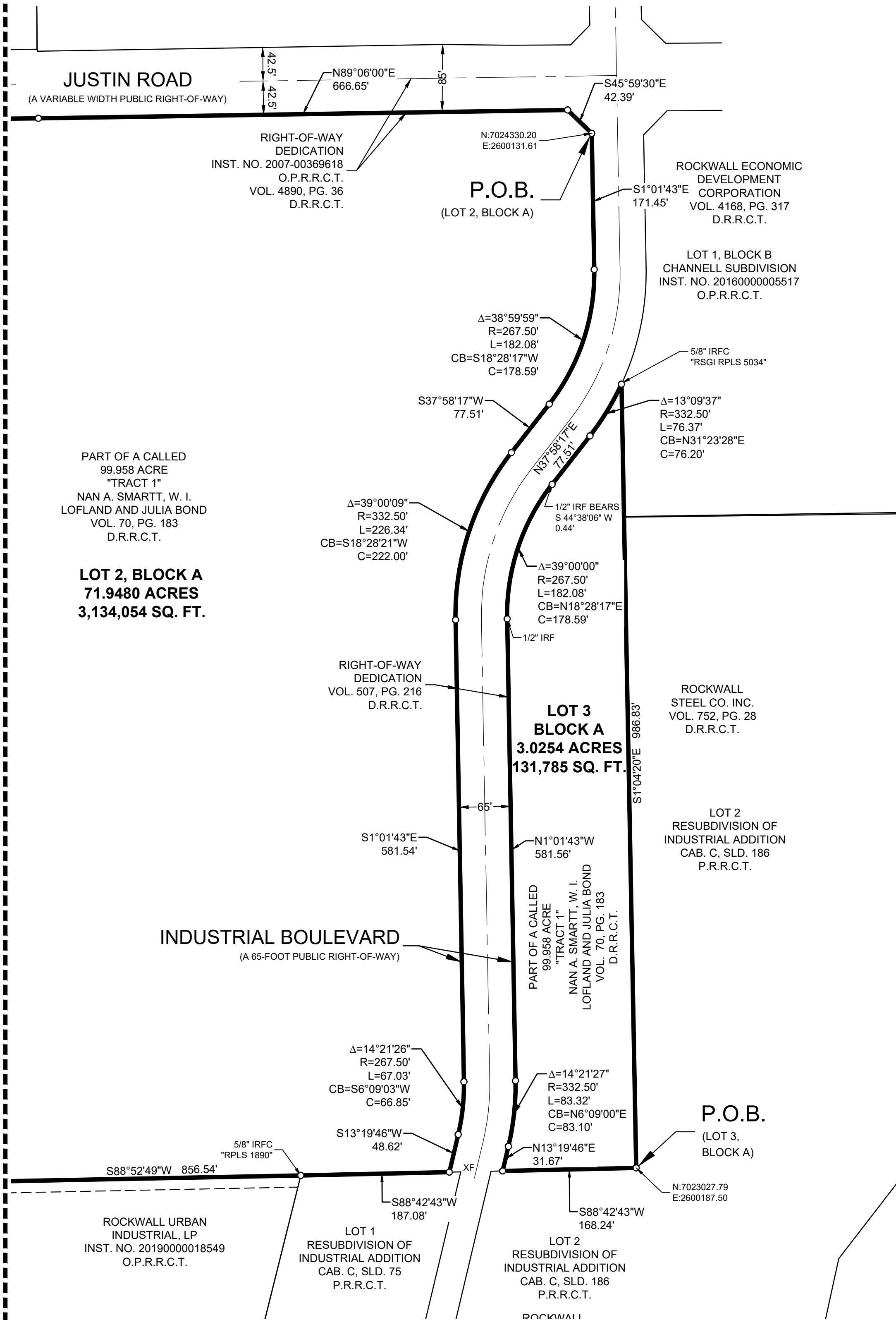
ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
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JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
VOL. 67, PG. 436  
D.R.R.C.T.

OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

LOT 1, BLOCK D  
ELLIS CENTRE, PHASE TWO  
INST. NO. 20180000021421  
O.P.R.R.C.T.



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**BEING A CONVEYANCE PLAT FOR**  
**DDF9 ADDITION**  
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**ARCHIBALD HANNA SURVEY,**  
**ABSTRACT NO. 99**  
**FRANCIS HENDERSON SURVEY,**  
**ABSTRACT NO. 119**  
**CITY OF ROCKWALL,**  
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 TEL. NO. (206)-266-1000  
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 CONTACT: JONATHAN STITES  
 JONATHANSTITES@SEEFRIEDPROPERTIES.COM

MATCH LINE SHEET 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, AMAZON SERVICES, LLC is the owner of a tract of land situated in the Archibald Hanna Survey, Abstract No. 99, and the Francis Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas and being part of a 99.958 acre tract of land described as "Tract 1" in the Warranty Deed with Vendor's Lien, to Nan A. Smartt, W.I. Lofland and Juliana Bond, recorded in Volume 70, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

LOT 1, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) in the north line of said 99.958 acre tract and being the most northly northwest corner of a 3.662 acre tract of land described in Special Warranty Right-of-Way Deed to the City of Rockwall, recorded in Instrument No. 2007-00369618, Official Public Records, Rockwall County, Texas same being the north right-of-way line of Justin Road (a variable width public right-of-way);

THENCE with said north right-of-way line of Justin Road, the following courses and distances:

South 0°59'50" East, a distance of 40.21 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the left having a central angle of 30°39'50", a radius of 850.00 feet, a chord bearing and distance of South 55°58'43" West, 449.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 454.91 feet to a "KHA" Capped iron set for corner;

South 40°38'48" West, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 21°39'01", a radius of 850.00 feet, a chord bearing and distance of South 51°28'19" West, 319.28 feet;

in a southwesterly direction, with said curve to the right, an arc distance of 321.19 feet to a "KHA" Capped iron set for corner;

South 62°17'50" West, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 16°06'59", a radius of 850.00 feet, a chord bearing and distance of South 54°14'20" West, 238.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 239.09 feet to a "KHA" Capped iron set for corner;

South 46°10'51" West, a distance of 29.58 feet to a "KHA" Capped iron set at the point of intersection of said north right-of-way line with the northeast right-of-way line of Townsend Drive (a variable with public right-of-way);

THENCE with the northeast and east right-of-way line of said Townsend Drive, the following courses and distances:

North 43°41'17" West, a distance of 119.56 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 26°04'38", a radius of 457.50 feet, a chord bearing and distance of North 30°38'17" West, 206.43 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 208.22 feet to a "KHA" Capped iron set for corner;

North 17°38'15" West, a distance of 96.17 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 7°09'26", a radius of 467.50 feet, a chord bearing and distance of North 2°09'37" West, 58.36 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 58.40 feet to a "KHA" Capped iron set for corner;

North 1°25'05" East, a distance of 35.05 feet to a "KHA" Capped iron set for corner;

North 89°54'06" East, passing at a distance of 7.10 feet the east right of way line of said Townsend Drive and the southwest corner of Lot 2, Block A, of Aimee Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 101, Plat Records, Rockwall County, Texas, continuing with the south line of said Lot 2, Block A, a total distance of 153.27 feet to a 1/2-inch iron rod with plastic cap stamped "OWENS 5387" found for the southeast corner of said Lot 2, Block A;

THENCE with the east line of said Aimee Addition, the following courses and distances:

North 0°07'00" West, a distance of 90.12 feet to a "KHA" Capped iron set for corner;

South 89°08'57" East, a distance of 36.26 feet to a 1/2-inch iron rod found for corner;

North 0°45'35" West, a distance of 164.97 feet to a "KHA" Capped iron set at the northeast corner of Lot 1, Block A, of said Aimee Addition and being the southeast corner of a called 0.963 acre tract of land described in the Warranty Deed to Jerry Heflin, recorded in Volume 1725, Page 167, Deed Records, Rockwall County, Texas;

THENCE North 1°12'01" West, with the east line of said 0.963 acre tract, a distance of 188.36 feet to a 1/2-inch iron rod found in the apparent common line of said 99.958 acre tract and Municipal Industrial Park plat recorded in Cabinet A, Slide 326, Plat Records, Rockwall County, Texas);

THENCE North 88°53'56" East, with said common line a distance of 1303.27 feet to the POINT OF BEGINNING and containing 15.7017 acres or 683,965 square feet of land.

LOT 2, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the southeast corner of a right-of-way corner clip at the intersection of the west right-of-way line of Industrial Boulevard (a 65-foot right-of-way) with the south right-of-way line of Justin Road (a variable width public right-of-way)

THENCE with said west right-of-way line, the following courses and distances:

South 1°01'43" East, a distance of 171.45 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 38°59'59", a radius of 267.50 feet, a chord bearing and distance of South 18°28'17" West, 178.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 182.08 feet to a "KHA" Capped iron set for corner;

South 37°58'17" West, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 39°00'09", a radius of 332.50 feet, a chord bearing and distance of South 18°28'21" West, 222.00 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 226.34 feet to a "KHA" Capped iron set for corner;

South 1°01'43" East, a distance of 581.54 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 14°21'26", a radius of 267.50 feet, a chord bearing and distance of South 6°09'03" West, 66.85 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 67.03 feet to a "KHA" Capped iron set for corner;

South 13°19'46" West, a distance of 48.62 feet to a "KHA" Capped iron set in the north line of Lot 1 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Plat Records, Rockwall County, Texas, from which an "X" cut in concrete found for the northeast corner of said Lot 1 bears North 88°42'43" East, a distance of 14.34 feet;

THENCE South 88°42'43" West, with the north line of said Lot 1, a distance of 187.08 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1 and being the northeast corner of Lot 1, Block D, of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20180000021421, Official Public Records, Rockwall County, Texas;

THENCE South 88°52'49" West, with the north line of said Lot 1, Block D, a distance of 856.54 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1, Block D, and being the northeast corner of Lot 1, Block 1, of Herman Utley Middle School, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 69, Plat Records, Rockwall County, Texas;

THENCE North 69°25'02" West, with the north line of said Lot 1, Block 1, a distance of 1711.38 feet to a 1/2-inch iron rod with plastic cap stamped "LONESTAR RPLS 5921" found for the northwest corner of said Lot 1, Block 1;

THENCE South 2°03'25" West, with the west line of said Lot 1, Block 1, a distance of 695.32 feet to a "KHA" Capped iron set for the southwest corner of said Lot 1, Block 1 and being in the northeast right-of-way line of Townsend Drive (a variable width public right-of-way);

THENCE with said northeast right-of-way line, the following courses and distances:

North 45°38'17" West, a distance of 94.78 feet to a "KHA" Capped iron set for corner;

North 43°41'17" West, a distance of 590.23 feet to a "KHA" Capped iron set at the south end of a right-of-way corner clip at the intersection of said northeast right-of-way line with the southeast right-of-way line of said Justin Road;

THENCE with the southeast and south right-of-way line of said Justin Road, the following courses and distances:

North 0°04'37" East, with said right-of-way corner clip, a distance of 42.90 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 16°07'00", a radius of 807.50 feet, a chord bearing and distance of North 54°14'20" East, 226.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 227.14 feet to a "KHA" Capped iron set for corner;

North 62°17'50" East, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 21°39'02", a radius of 892.50 feet, a chord bearing and distance of North 51°28'16" East, 335.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 337.25 feet to a "KHA" Capped iron set for corner;

North 40°38'45" East, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 48°21'22", a radius of 807.50 feet, a chord bearing and distance of North 64°49'29" East, 661.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 681.51 feet to a "KHA" Capped iron set for corner;

North 89°00'10" East, a distance of 56.13 feet to a "KHA" Capped iron set for corner;

North 89°14'40" East, a distance of 1096.05 feet to a "KHA" Capped iron set for corner;

North 89°06'00" East, a distance of 666.65 feet to a "KHA" Capped iron set for corner at the northwest corner of the aforementioned corner clip at the intersection the south right-of-way line of Justin Road with the west right-of-way line of Industrial Boulevard;

South 45°59'30" East with said corner clip, a distance of 42.39 feet to the POINT OF BEGINNING and containing 71.9480 acres or 3,134,054 square feet of land.

LOT 3, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the inner el corner of Lot 2 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Page 186, Plat Records, Rockwall County, Texas,

THENCE South 88°42'43" West, a north line of said Lot 2, a distance of 168.24 feet to a "KHA" Capped iron set in the east right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE with said east right-of-way line the following courses and distances:

North 13°19'46" East, a distance of 31.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 14°21'27", a radius of 332.50 feet, a chord bearing and distance of North 6°09'00" East, 83.10 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 83.32 feet to a "KHA" Capped iron set for corner;

North 1°01'43" West, a distance of 581.56 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 39°00'00", a radius of 267.50 feet, a chord bearing and distance of North 18°28'17" East, 178.59 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 182.08 feet to a point for corner from which a 1/2-inch iron rod found bears South 44°38'06" West, a distance of 0.44 feet;

North 37°58'17" East, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 13°09'37", a radius of 332.50 feet, a chord bearing and distance of North 31°23'28" East, 76.20 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 76.37 feet to a 5/8-inch iron rod with plastic cap stamped "RSGI RPLS 5034" found for corner in the west line of Lot 1, Block B of Channell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000005517, Official Public Records, Rockwall County, Texas;

THENCE South 1°04'20" East, with said west line of Lot 1, Block B, passing at a distance of 166.58 feet the southwest corner of said Lot 1, Block B same being the most northerly northwest corner of said Lot 2, continuing in all a total distance of 986.83 feet to the POINT OF BEGINNING and containing 3.0254 acres or 131,785 square feet of land.

FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	4 OF 5

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**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 **DDF9 ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) further certify that all other parties who have a mortgage or lien interest in the **DDF9 ADDITION** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements \*created hereby.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of the easement strips \*created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- \*\*The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- \*\*The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: **AMAZON.COM SERVICES LLC,**  
a Delaware limited liability company  
and their respective affiliates, successors and assigns

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\* = Modified City of Rockwall Standard Plat language.  
\*\* = Non-Standard City of Rockwall Plat language.

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

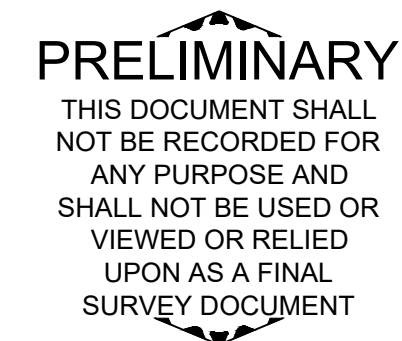
OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**SURVEYOR'S STATEMENT**

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DAVID J. De WEIRDt  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
david.deweirdt@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director Of Zoning and Planning

\_\_\_\_\_  
City Engineer

**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300  
FIRM # 10115500 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	5 OF 5

## DDF9 ADDITION - LOT 1, BLOCK A

**Client:**

KHA

Date: 4/16/2021 9:53:17 AM

**Prepared by:**

KHA - Survey

Description: LOT 1, BLOCK A

North: 7,024,578.6877' East: 2,597,056.5233'

Length: 208.22' Radius: 457.50'  
 Delta: 26°04'38" Tangent: 105.95'  
 Chord: 206.43' Course: N30°38'17"W  
 Course In: N46°19'24"E Course Out: S72°24'02"W  
 RP North: 7,024,894.6317' East: 2,597,387.4094'  
 End North: 7,024,756.3017' East: 2,596,951.3234'

Course: N17°38'15"W Length: 96.17' North: 7,024,847.9510' East: 2,596,922.1845'

Length: 58.40' Radius: 467.50'  
 Delta: 7°09'26" Tangent: 29.24'  
 Chord: 58.36' Course: N2°09'37"W  
 Course In: N84°15'40"E Course Out: N88°34'54"W  
 RP North: 7,024,894.6987' East: 2,597,387.3413'  
 End North: 7,024,906.2703' East: 2,596,919.9846'

Course: N1°25'05"E Length: 35.05' North: 7,024,941.3096' East: 2,596,920.8519'

Course: N89°54'06"E Length: 153.27' North: 7,024,941.5726' East: 2,597,074.1217'

Course: N0°07'00"W Length: 90.12' North: 7,025,031.6924' East: 2,597,073.9382'

Course: S89°08'57"E Length: 36.26' North: 7,025,031.1540' East: 2,597,110.1942'

Course: N0°45'35"W Length: 164.97' North: 7,025,196.1095' East: 2,597,108.0068'

Course: N1°12'01"W Length: 188.36' North: 7,025,384.4282' East: 2,597,104.0612'

Course: N88°53'56"E Length: 1,289.38' North: 7,025,409.2060' East: 2,598,393.2031'

Length: 476.64' Radius: 892.50'  
 Delta: 30°35'55" Tangent: 244.15'  
 Chord: 470.99' Course: S55°56'45"W  
 Course In: S18°45'17"E Course Out: N49°21'12"W  
 RP North: 7,024,564.0945' East: 2,598,680.1575'  
 End North: 7,025,145.4622' East: 2,598,002.9811'

Course: S40°38'45"W Length: 96.67' North: 7,025,072.1138' East: 2,597,940.0121'



Length: 305.13'                      Radius: 807.50'  
 Delta: 21°39'02"                    Tangent: 154.41'  
 Chord: 303.32'                      Course: S51°28'16"W  
 Course In: N49°21'15"W            Course Out: S27°42'13"E  
 RP North: 7,025,598.1043'        East: 2,597,327.3211'  
 End North: 7,024,883.1726'       East: 2,597,702.7261'

Course: S62°17'50"W                Length: 416.38'                      North: 7,024,689.6038'            East: 2,597,334.0753'

Length: 250.63'                      Radius: 892.50'  
 Delta: 16°05'22"                    Tangent: 126.14'  
 Chord: 249.80'                      Course: S54°15'09"W  
 Course In: S27°42'10"E            Course Out: N43°47'32"W  
 RP North: 7,023,899.4101'        East: 2,597,748.9851'  
 End North: 7,024,543.6649'       East: 2,597,131.3348'

Course: N88°39'46"W                Length: 42.31'                      North: 7,024,544.6523'            East: 2,597,089.0363'

Course: N43°41'17"W                Length: 47.07'                      North: 7,024,578.6892'            East: 2,597,056.5236'

Perimeter: 3,955.01'                Area: 616,649.19 Sq.Ft. (14.16 Acre)  
 Error Closure: 0.0014              Course: N11°38'44"E  
 Error North : 0.00141              East: 0.00029

Precision 1: 2,825,021.43

**DDF9 ADDITION - LOT 2, BLOCK A****Client:**

KHA

Date: 4/16/2021 9:57:46 AM

**Prepared by:**

KHA - Survey

Description: LOT 2, BLOCK A

North: 7,025,367.9235' East: 2,600,515.2313'

Course: S1°01'43"E Length: 171.45' North: 7,025,196.5011' East: 2,600,518.3091'

Length: 182.08' Radius: 267.50'  
 Delta: 38°59'59" Tangent: 94.73'  
 Chord: 178.59' Course: S18°28'17"W  
 Course In: S88°58'18"W Course Out: S52°01'43"E  
 RP North: 7,025,191.7003' East: 2,600,250.8522'  
 End North: 7,025,027.1161' East: 2,600,461.7273'

Course: S37°58'17"W Length: 77.51' North: 7,024,966.0136' East: 2,600,414.0378'

Length: 226.34' Radius: 332.50'  
 Delta: 39°00'09" Tangent: 117.75'  
 Chord: 222.00' Course: S18°28'21"W  
 Course In: S52°01'34"E Course Out: S88°58'17"W  
 RP North: 7,024,761.4256' East: 2,600,676.1447'  
 End North: 7,024,755.4567' East: 2,600,343.6983'

Course: S1°01'43"E Length: 581.54' North: 7,024,174.0104' East: 2,600,354.1379'

Length: 67.03' Radius: 267.50'  
 Delta: 14°21'26" Tangent: 33.69'  
 Chord: 66.85' Course: S6°09'03"W  
 Course In: S88°58'20"W Course Out: S76°40'14"E  
 RP North: 7,024,169.2122' East: 2,600,086.6809'  
 End North: 7,024,107.5401' East: 2,600,346.9746'

Course: S13°19'46"W Length: 48.62' North: 7,024,060.2299' East: 2,600,335.7653'

Course: S88°42'43"W Length: 187.08' North: 7,024,056.0245' East: 2,600,148.7326'

Course: S88°52'49"W Length: 856.54' North: 7,024,039.2864' East: 2,599,292.3561'

Course: N69°25'02"W Length: 1,711.38' North: 7,024,640.9396' East: 2,597,690.2216'

Course: S2°03'25"W Length: 695.32' North: 7,023,946.0676' East: 2,597,665.2647'

Course: N45°38'17"W Length: 94.78' North: 7,024,012.3367' East: 2,597,597.5029'

Course: N43°41'17"W	Length: 590.23'	North: 7,024,439.1386'	East: 2,597,189.8124'
Course: N0°04'37"E	Length: 42.90'	North: 7,024,482.0386'	East: 2,597,189.8700'
Length: 227.14'	Radius: 807.50'		
Delta: 16°07'00"	Tangent: 114.32'		
Chord: 226.39'	Course: N54°14'20"E		
Course In: S43°49'10"E	Course Out: N27°42'10"W		
RP North: 7,023,899.4069'	East: 2,597,748.9734'		
End North: 7,024,614.3441'	East: 2,597,373.5787'		

Course: N62°17'50"E	Length: 416.38'	North: 7,024,807.9129'	East: 2,597,742.2296'
Length: 337.25'	Radius: 892.50'		
Delta: 21°39'02"	Tangent: 170.66'		
Chord: 335.25'	Course: N51°28'16"E		
Course In: N27°42'13"W	Course Out: S49°21'15"E		
RP North: 7,025,598.1005'	East: 2,597,327.3082'		
End North: 7,025,016.7426'	East: 2,598,004.4930'		

Course: N40°38'45"E	Length: 96.67'	North: 7,025,090.0911'	East: 2,598,067.4621'
Length: 681.51'	Radius: 807.50'		
Delta: 48°21'22"	Tangent: 362.53'		
Chord: 661.46'	Course: N64°49'29"E		
Course In: S49°21'12"E	Course Out: N0°59'50"W		
RP North: 7,024,564.0917'	East: 2,598,680.1454'		
End North: 7,025,371.4694'	East: 2,598,666.0918'		

Course: N89°00'10"E	Length: 56.13'	North: 7,025,372.4463'	East: 2,598,722.2133'
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Course: N89°14'40"E	Length: 1,096.05'	North: 7,025,386.8994'	East: 2,599,818.1680'
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Course: N89°06'00"E	Length: 666.65'	North: 7,025,397.3707'	East: 2,600,484.7357'
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Course: S45°59'30"E	Length: 42.39'	North: 7,025,367.9197'	East: 2,600,515.2243'
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Perimeter: 9,152.97'	Area: 3,134,054.07 Sq.Ft. (71.95 Acre)
Error Closure: 0.0080	Course: S61°35'24"W
Error North : -0.00380	East: -0.00702

Precision 1: 1,144,121.25

**DDF9 ADDITION - LOT 3, BLOCK A**

**Client:**

KHA

Date: 4/16/2021 9:59:57 AM

**Prepared by:**

KHA - Survey

Description: LOT 3 BLOCK A

North:7,024,175.1830' East:2,600,419.1276'

Course: N1°01'43"W Length: 581.56' North: 7,024,756.6493' East: 2,600,408.6876'

Length: 182.08' Radius: 267.50'  
 Delta: 39°00'00" Tangent: 94.73'  
 Chord: 178.59' Course: N18°28'17"E  
 Course In: N88°58'17"E Course Out: N52°01'43"W  
 RP North: 7,024,761.4514' East: 2,600,676.1445'  
 End North: 7,024,926.0355' East: 2,600,465.2694'

Course: N37°58'17"E Length: 77.51' North: 7,024,987.1381' East: 2,600,512.9588'

Length: 76.37' Radius: 332.50'  
 Delta: 13°09'37" Tangent: 38.35'  
 Chord: 76.20' Course: N31°23'28"E  
 Course In: N52°01'43"W Course Out: S65°11'20"E  
 RP North: 7,025,191.7146' East: 2,600,250.8430'  
 End North: 7,025,052.1883' East: 2,600,552.6520'

Course: S1°04'20"E Length: 986.83' North: 7,024,065.5311' East: 2,600,571.1183'

Course: S88°42'43"W Length: 168.24' North: 7,024,061.7492' East: 2,600,402.9208'

Course: N13°19'46"E Length: 31.67' North: 7,024,092.5660' East: 2,600,410.2223'

Length: 83.32' Radius: 332.50'  
 Delta: 14°21'27" Tangent: 41.88'  
 Chord: 83.10' Course: N6°09'00"E  
 Course In: N76°40'16"W Course Out: N88°58'17"E  
 RP North: 7,024,169.2207' East: 2,600,086.6789'  
 End North: 7,024,175.1897' East: 2,600,419.1253'

Perimeter: 2,187.58' Area: 131,784.66 Sq.Ft. (3.03 Acre)  
 Error Closure: 0.0070 Course: N18°25'52"W  
 Error North : 0.00667 East: -0.00222

Precision 1: 312,511.43



# 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:** May 3, 2021  
**APPLICANT:** Jonathan Stites; *Seefried Industrial Properties*  
**CASE NUMBER:** P2021-018; *Final Plat for Lots 1-3, Block A, DDF9 Addition*

---

### SUMMARY

Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 90.68-acre tract of land (*i.e. Lots 1-3, Block A, DDF9 Addition*) in order to subdivide two (2) tracts of land (*i.e. Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99*) into three (3) lots (*i.e. Lots 1-3, Block A, DDF9 Addition*) for purpose of conveying the subject property. Additionally, the final plat indicates the dedication of right-of-way for a portion of Justin Road (*i.e. 1.5454-acres*), which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Staff should note that the site will not be developed and no permits will be issued without first having approved civil engineering plans and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- On March 9, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2021-002*] for a 220,800 SF a Warehouse/Distribution Center on a 71.022-acre portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99 (*i.e. Lot 2, Block A, DDF9 Addition*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, DDF9 Addition*, 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; and,
- (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 April 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# 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:** May 3, 2021  
**APPLICANT:** Jonathan Stites; *Seefried Industrial Properties*  
**CASE NUMBER:** P2021-018; *Final Plat for Lots 1-3, Block A, DDF9 Addition*

---

### SUMMARY

Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 90.68-acre tract of land (*i.e. Lots 1-3, Block A, DDF9 Addition*) in order to subdivide two (2) tracts of land (*i.e. Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99*) into three (3) lots (*i.e. Lots 1-3, Block A, DDF9 Addition*) for purpose of conveying the subject property. Additionally, the final plat indicates the dedication of right-of-way for a portion of Justin Road (*i.e. 1.5454-acres*), which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Staff should note that the site will not be developed and no permits will be issued without first having approved civil engineering plans and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- On March 9, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2021-002*] for a 220,800 SF a Warehouse/Distribution Center on a 71.022-acre portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99 (*i.e. Lot 2, Block A, DDF9 Addition*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, DDF9 Addition*, 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; and,
- (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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Justin Road

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Southwest corner of Justin Rd and Industrial Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Distribution Center

ACREAGE 90.68

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Amazon.com Services LLC.

APPLICANT Seefried Industrial Properties

CONTACT PERSON Real Estate Manager

CONTACT PERSON Jonathan Stites

ADDRESS 410 Terry Ave. N.

ADDRESS 3030 LBJ Freeway, Suite 1650

CITY, STATE & ZIP Seattle, WA 98109-5210

CITY, STATE & ZIP Dallas, TX 75234

PHONE 206-266-1000

PHONE 214-393-6066

E-MAIL na-realestate@amazon.com

E-MAIL jonathanstites@seefriedproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Stites <sup>Owner's Representative</sup> ~~OWNER~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE <sup>Owner's Representative</sup> ~~OWNER~~ FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$2,120.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF April, 2021. 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.

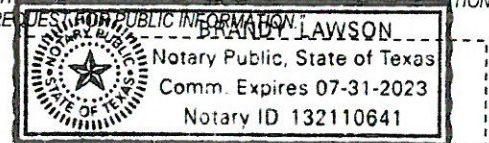
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6<sup>th</sup> DAY OF April, 2021.

OWNER'S SIGNATURE

Jonathan Stites

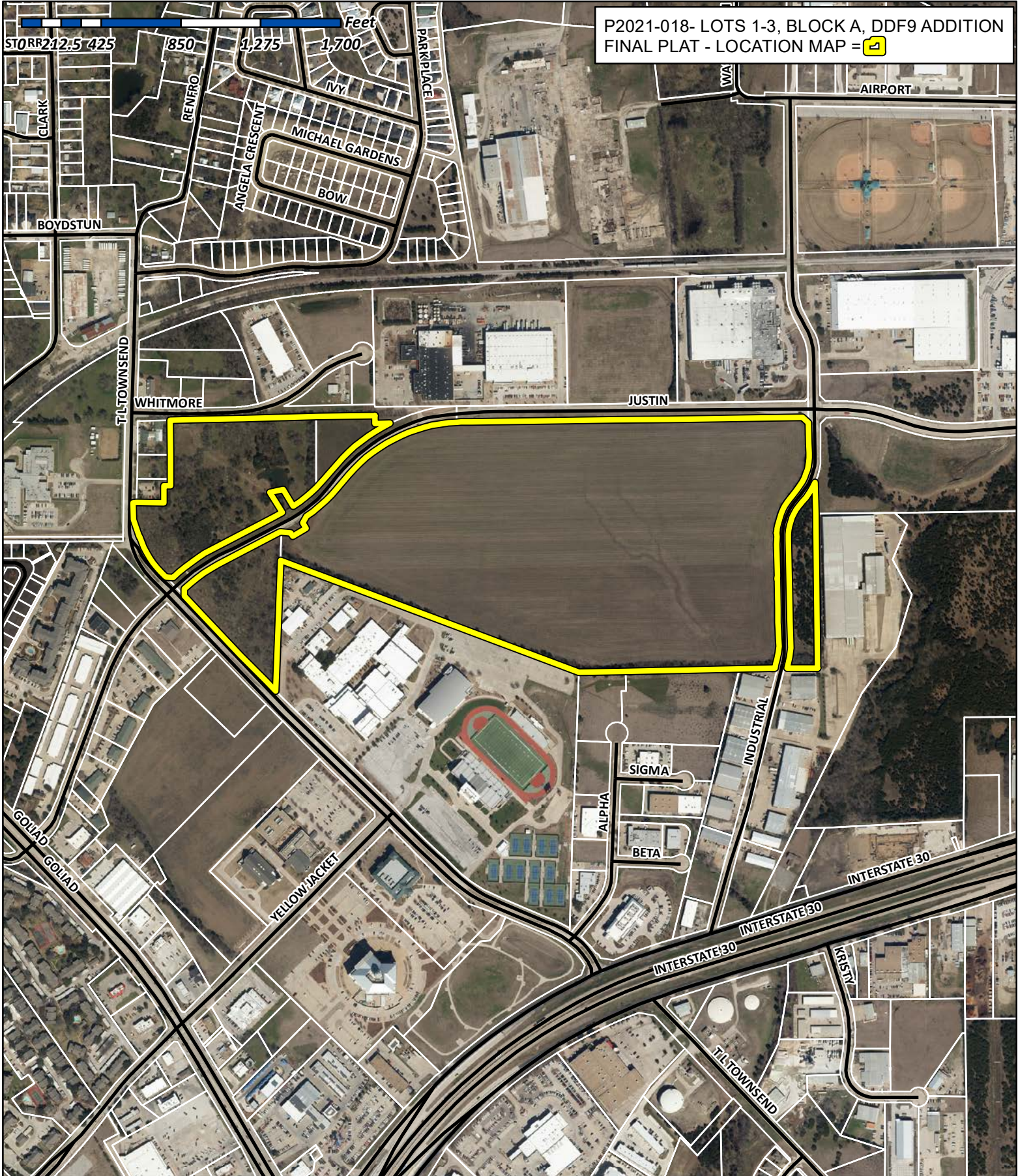
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brandy Lawson



MY COMMISSION EXPIRES 07/31/2023





P2021-018- LOTS 1-3, BLOCK A, DDF9 ADDITION  
 FINAL PLAT - LOCATION MAP = [icon]

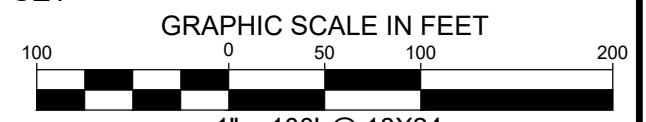
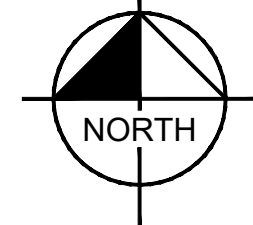
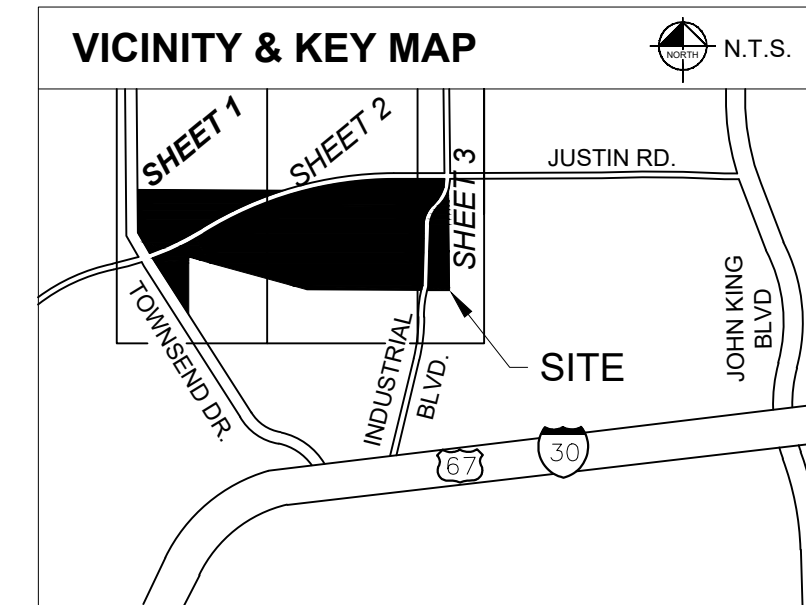


# City of Rockwall

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.





**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
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- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
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**NOTES:**

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

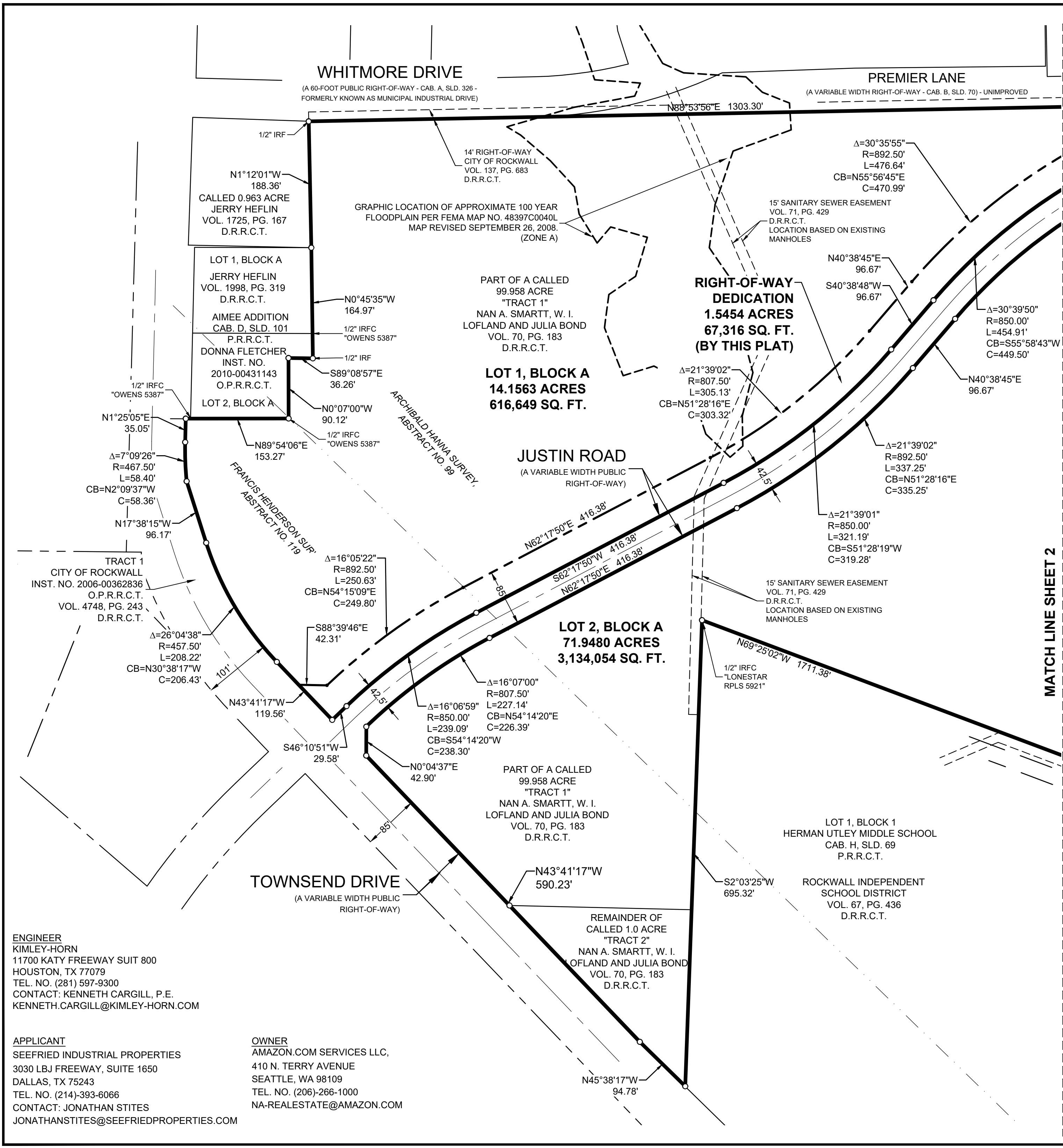
**MATCH LINE SHEET 2**

**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

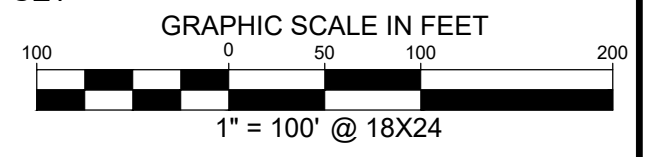
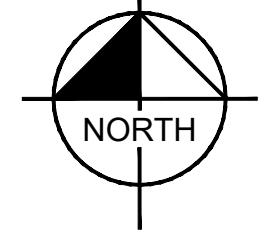
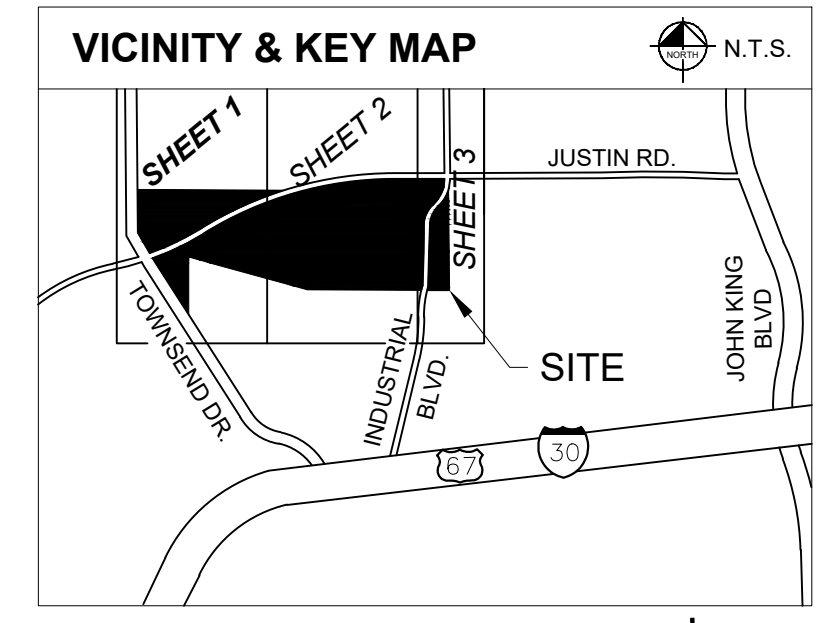
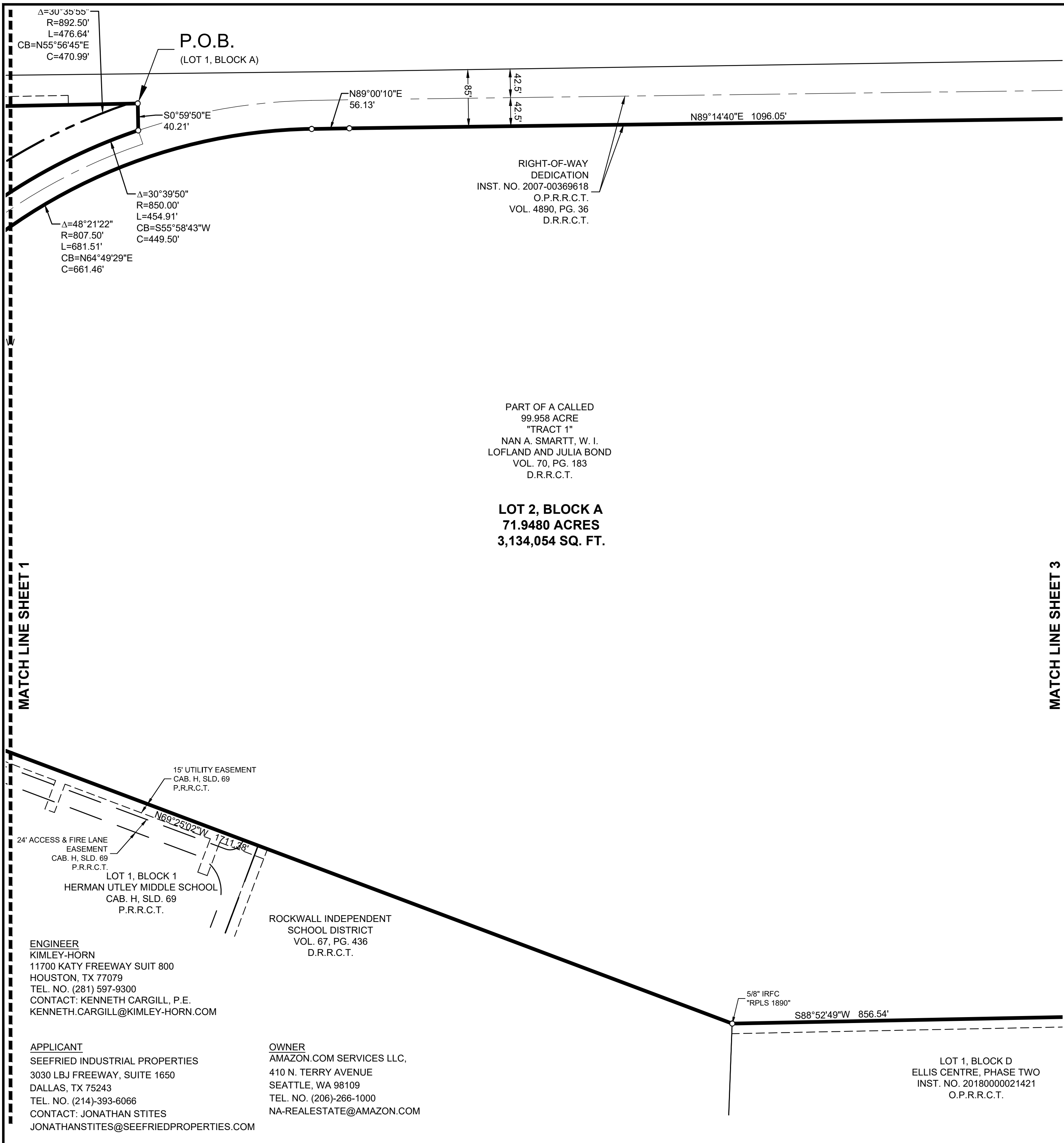
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	1 OF 5



**ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

**APPLICANT**  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

**OWNER**  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM



**LEGEND:**

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**NOTES:**

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**FINAL PLAT**  
**BEING A CONVEYANCE PLAT FOR**  
**DDF9 ADDITION**  
**LOTS 1-3, BLOCK A**  
**ARCHIBALD HANNA SURVEY,**  
**ABSTRACT NO. 99**  
**FRANCIS HENDERSON SURVEY,**  
**ABSTRACT NO. 119**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
**CASE NO. 2021-\_\_\_\_\_**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by DWP	Checked by DJD	Date APRIL 2021	Project No. 069284835	Sheet No. 2 OF 5
--------------------	-----------------	-------------------	--------------------	--------------------------	---------------------

MATCH LINE SHEET 1

MATCH LINE SHEET 3

RIGHT-OF-WAY DEDICATION  
INST. NO. 2007-00369618  
O.P.R.R.C.T.  
VOL. 4890, PG. 36  
D.R.R.C.T.

PART OF A CALLED  
99.958 ACRE  
"TRACT 1"  
NAN A. SMARTT, W. I.  
LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.

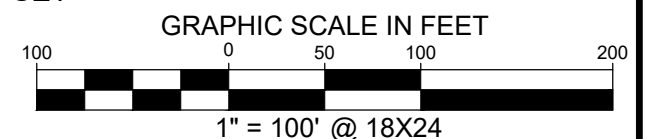
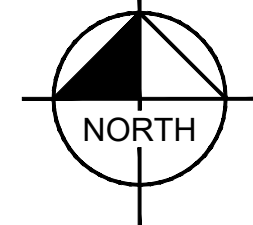
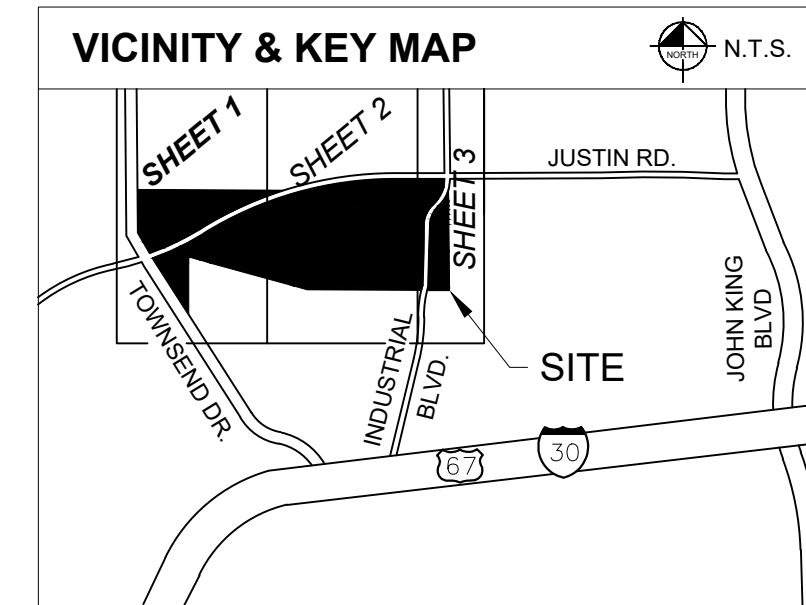
**LOT 2, BLOCK A**  
**71.9480 ACRES**  
**3,134,054 SQ. FT.**

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
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APPLICANT  
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CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

LOT 1, BLOCK D  
ELLIS CENTRE, PHASE TWO  
INST. NO. 20180000021421  
O.P.R.R.C.T.



**LEGEND:**

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**NOTES:**

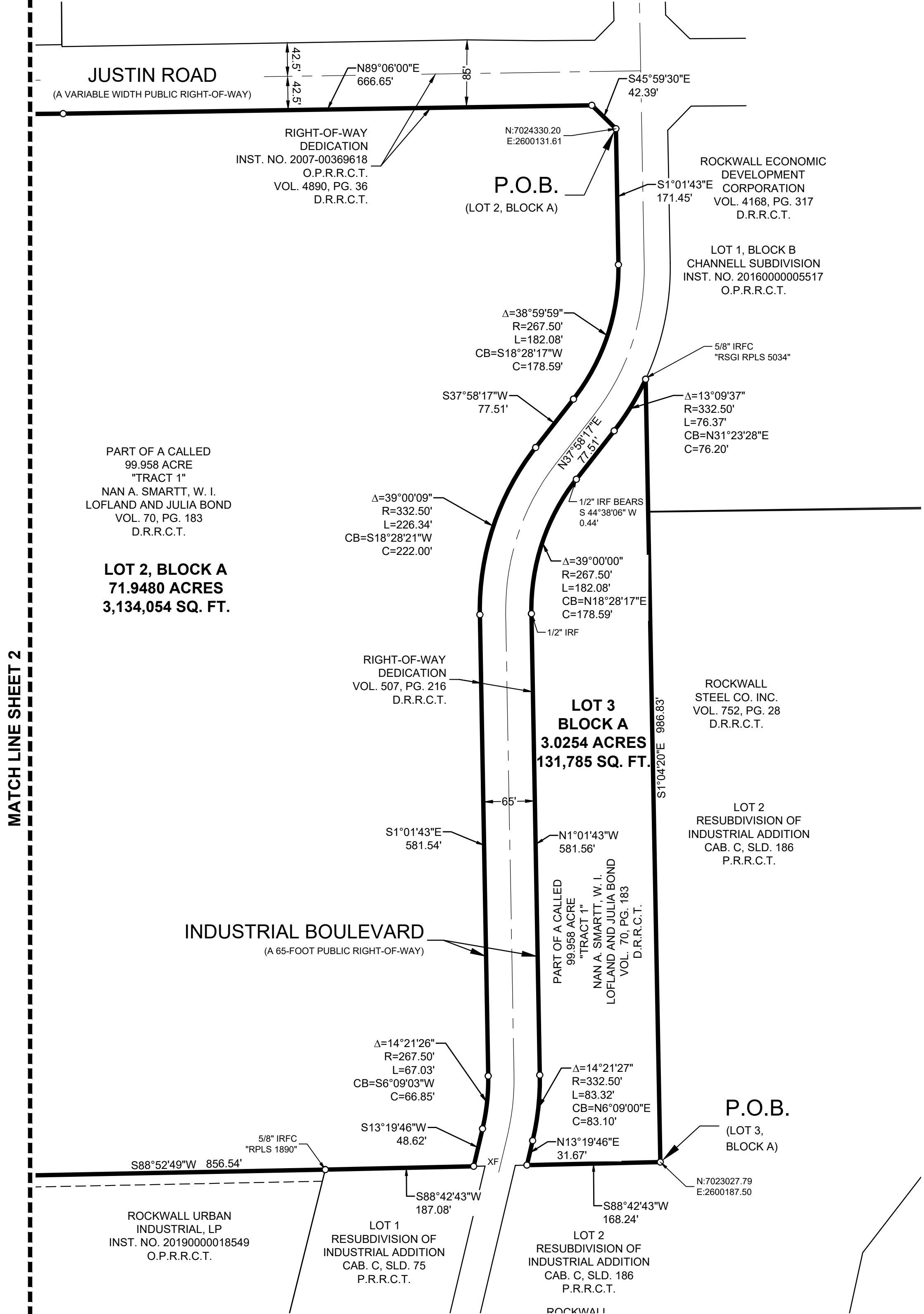
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**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by DWP	Checked by DJD	Date APRIL 2021	Project No. 069284835	Sheet No. 3 OF 5
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MATCH LINE SHEET 2

**OWNER**  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

**APPLICANT**  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ROCKWALL URBAN INDUSTRIAL, LP  
INST. NO. 20190000018549  
O.P.R.R.C.T.

LOT 1 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 75  
P.R.R.C.T.

LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 186  
P.R.R.C.T.

ROCKWALL STEEL CO. INC.  
VOL. 752, PG. 28  
D.R.R.C.T.

LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 186  
P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
VOL. 4168, PG. 317  
D.R.R.C.T.

LOT 1, BLOCK B CHANNELL SUBDIVISION  
INST. NO. 20160000005517  
O.P.R.R.C.T.

PART OF A CALLED 99.958 ACRE "TRACT 1" NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND VOL. 70, PG. 183 D.R.R.C.T.

**LOT 2, BLOCK A  
71.9480 ACRES  
3,134,054 SQ. FT.**

**LOT 3  
BLOCK A  
3.0254 ACRES  
131,785 SQ. FT.**

PART OF A CALLED 99.958 ACRE "TRACT 1" NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND VOL. 70, PG. 183 D.R.R.C.T.

**JUSTIN ROAD**  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**INDUSTRIAL BOULEVARD**  
(A 65-FOOT PUBLIC RIGHT-OF-WAY)

RIGHT-OF-WAY DEDICATION  
INST. NO. 2007-00369618  
O.P.R.R.C.T.  
VOL. 4890, PG. 36  
D.R.R.C.T.

RIGHT-OF-WAY DEDICATION  
VOL. 507, PG. 216  
D.R.R.C.T.

**P.O.B.**  
(LOT 2, BLOCK A)

**P.O.B.**  
(LOT 3, BLOCK A)

STATE OF TEXAS  
COUNTY OF ROCKWALL

**WHEREAS, AMAZON SERVICES, LLC is the owner of** a tract of land situated in the Archibald Hanna Survey, Abstract No. 99, and the Francis Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas and being part of a 99.958 acre tract of land described as "Tract 1" in the Warranty Deed with Vendor's Lien, to Nan A. Smartt, W.I. Lofland and Juliana Bond, recorded in Volume 70, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**LOT 1, BLOCK A**

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) in the north line of said 99.958 acre tract and being the most northly northwest corner of a 3.662 acre tract of land described in Special Warranty Right-of-Way Deed to the City of Rockwall, recorded in Instrument No. 2007-00369618, Official Public Records, Rockwall County, Texas same being the north right-of-way line of Justin Road (a variable width public right-of-way);

**THENCE** with said north right-of-way line of Justin Road, the following courses and distances:

South 0°59'50" East, a distance of 40.21 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the left having a central angle of 30°39'50", a radius of 850.00 feet, a chord bearing and distance of South 55°58'43" West, 449.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 454.91 feet to a "KHA" Capped iron set for corner;

South 40°38'48" West, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 21°39'01", a radius of 850.00 feet, a chord bearing and distance of South 51°28'19" West, 319.28 feet;

in a southwesterly direction, with said curve to the right, an arc distance of 321.19 feet to a "KHA" Capped iron set for corner;

South 62°17'50" West, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 16°06'59", a radius of 850.00 feet, a chord bearing and distance of South 54°14'20" West, 238.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 239.09 feet to a "KHA" Capped iron set for corner;

South 46°10'51" West, a distance of 29.58 feet to a "KHA" Capped iron set at the point of intersection of said north right-of-way line with the northeast right-of-way line of Townsend Drive (a variable with public right-of-way);

**THENCE** with the northeast and east right-of-way line of said Townsend Drive, the following courses and distances:

North 43°41'17" West, a distance of 119.56 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 26°04'38", a radius of 457.50 feet, a chord bearing and distance of North 30°38'17" West, 206.43 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 208.22 feet to a "KHA" Capped iron set for corner;

North 17°38'15" West, a distance of 96.17 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 7°09'26", a radius of 467.50 feet, a chord bearing and distance of North 2°09'37" West, 58.36 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 58.40 feet to a "KHA" Capped iron set for corner;

North 1°25'05" East, a distance of 35.05 feet to a "KHA" Capped iron set for corner;

North 89°54'06" East, passing at a distance of 7.10 feet the east right of way line of said Townsend Drive and the southwest corner of Lot 2, Block A, of Aimee Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 101, Plat Records, Rockwall County, Texas, continuing with the south line of said Lot 2, Block A, a total distance of 153.27 feet to a 1/2-inch iron rod with plastic cap stamped "OWENS 5387" found for the southeast corner of said Lot 2, Block A;

**THENCE** with the east line of said Aimee Addition, the following courses and distances:

North 0°07'00" West, a distance of 90.12 feet to a "KHA" Capped iron set for corner;

South 89°08'57" East, a distance of 36.26 feet to a 1/2-inch iron rod found for corner;

North 0°45'35" West, a distance of 164.97 feet to a "KHA" Capped iron set at the northeast corner of Lot 1, Block A, of said Aimee Addition and being the southeast corner of a called 0.963 acre tract of land described in the Warranty Deed to Jerry Heflin, recorded in Volume 1725, Page 167, Deed Records, Rockwall County, Texas;

**THENCE** North 1°12'01" West, with the east line of said 0.963 acre tract, a distance of 188.36 feet to a 1/2-inch iron rod found in the apparent common line of said 99.958 acre tract and Municipal Industrial Park plat recorded in Cabinet A, Slide 326, Plat Records, Rockwall County, Texas);

**THENCE** North 88°53'56" East, with said common line a distance of 1303.27 feet to the **POINT OF BEGINNING** and containing 15.7017 acres or 683,965 square feet of land.

**LOT 2, BLOCK A**

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the southeast corner of a right-of-way corner clip at the intersection of the west right-of-way line of Industrial Boulevard (a 65-foot right-of-way) with the south right-of-way line of Justin Road (a variable width public right-of-way)

**THENCE** with said west right-of-way line, the following courses and distances:

South 1°01'43" East, a distance of 171.45 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 38°59'59", a radius of 267.50 feet, a chord bearing and distance of South 18°28'17" West, 178.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 182.08 feet to a "KHA" Capped iron set for corner;

South 37°58'17" West, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 39°00'09", a radius of 332.50 feet, a chord bearing and distance of South 18°28'21" West, 222.00 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 226.34 feet to a "KHA" Capped iron set for corner;

South 1°01'43" East, a distance of 581.54 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 14°21'26", a radius of 267.50 feet, a chord bearing and distance of South 6°09'03" West, 66.85 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 67.03 feet to a "KHA" Capped iron set for corner;

South 13°19'46" West, a distance of 48.62 feet to a "KHA" Capped iron set in the north line of Lot 1 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Plat Records, Rockwall County, Texas, from which an "X" cut in concrete found for the northeast corner of said Lot 1 bears North 88°42'43" East, a distance of 14.34 feet;

**THENCE** South 88°42'43" West, with the north line of said Lot 1, a distance of 187.08 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1 and being the northeast corner of Lot 1, Block D, of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20180000021421, Official Public Records, Rockwall County, Texas;

**THENCE** South 88°52'49" West, with the north line of said Lot 1, Block D, a distance of 856.54 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1, Block D, and being the northeast corner of Lot 1, Block 1, of Herman Utley Middle School, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 69, Plat Records, Rockwall County, Texas;

**THENCE** North 69°25'02" West, with the north line of said Lot 1, Block 1, a distance of 1711.38 feet to a 1/2-inch iron rod with plastic cap stamped "LONESTAR RPLS 5921" found for the northwest corner of said Lot 1, Block 1;

**THENCE** South 2°03'25" West, with the west line of said Lot 1, Block 1, a distance of 695.32 feet to a "KHA" Capped iron set for the southwest corner of said Lot 1, Block 1 and being in the northeast right-of-way line of Townsend Drive (a variable width public right-of-way);

**THENCE** with said northeast right-of-way line, the following courses and distances:

North 45°38'17" West, a distance of 94.78 feet to a "KHA" Capped iron set for corner;

North 43°41'17" West, a distance of 590.23 feet to a "KHA" Capped iron set at the south end of a right-of-way corner clip at the intersection of said northeast right-of-way line with the southeast right-of-way line of said Justin Road;

**THENCE** with the southeast and south right-of-way line of said Justin Road, the following courses and distances:

North 0°04'37" East, with said right-of-way corner clip, a distance of 42.90 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 16°07'00", a radius of 807.50 feet, a chord bearing and distance of North 54°14'20" East, 226.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 227.14 feet to a "KHA" Capped iron set for corner;

North 62°17'50" East, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 21°39'02", a radius of 892.50 feet, a chord bearing and distance of North 51°28'16" East, 335.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 337.25 feet to a "KHA" Capped iron set for corner;

North 40°38'45" East, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 48°21'22", a radius of 807.50 feet, a chord bearing and distance of North 64°49'29" East, 661.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 681.51 feet to a "KHA" Capped iron set for corner;

North 89°00'10" East, a distance of 56.13 feet to a "KHA" Capped iron set for corner;

North 89°14'40" East, a distance of 1096.05 feet to a "KHA" Capped iron set for corner;

North 89°06'00" East, a distance of 666.65 feet to a "KHA" Capped iron set for corner at the northwest corner of the aforementioned corner clip at the intersection the south right-of-way line of Justin Road with the west right-of-way line of Industrial Boulevard;

South 45°59'30" East with said corner clip, a distance of 42.39 feet to the **POINT OF BEGINNING** and containing 71.9480 acres or 3,134,054 square feet of land.

**LOT 3, BLOCK A**

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the inner el corner of Lot 2 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Page 186, Plat Records, Rockwall County, Texas,

**THENCE** South 88°42'43" West, a north line of said Lot 2, a distance of 168.24 feet to a "KHA" Capped iron set in the east right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

**THENCE** with said east right-of-way line the following courses and distances:

North 13°19'46" East, a distance of 31.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 14°21'27", a radius of 332.50 feet, a chord bearing and distance of North 6°09'00" East, 83.10 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 83.32 feet to a "KHA" Capped iron set for corner;

North 1°01'43" West, a distance of 581.56 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 39°00'00", a radius of 267.50 feet, a chord bearing and distance of North 18°28'17" East, 178.59 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 182.08 feet to a point for corner from which a 1/2-inch iron rod found bears South 44°38'06" West, a distance of 0.44 feet;

North 37°58'17" East, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 13°09'37", a radius of 332.50 feet, a chord bearing and distance of North 31°23'28" East, 76.20 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 76.37 feet to a 5/8-inch iron rod with plastic cap stamped "RSGI RPLS 5034" found for corner in the west line of Lot 1, Block B of Channell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000005517, Official Public Records, Rockwall County, Texas;

**THENCE** South 1°04'20" East, with said west line of Lot 1, Block B, passing at a distance of 166.58 feet the southwest corner of said Lot 1, Block B same being the most northerly northwest corner of said Lot 2, continuing in all a total distance of 986.83 feet to the **POINT OF BEGINNING** and containing 3.0254 acres or 131,785 square feet of land.

FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
DWP	DJD	APRIL 2021	069284835	4 OF 5

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
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TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**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 **DDF9 ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) further certify that all other parties who have a mortgage or lien interest in the **DDF9 ADDITION** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements \*created hereby.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of the easement strips \*created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- \*\*The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- \*\*The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: **AMAZON.COM SERVICES LLC,**  
a Delaware limited liability company  
and their respective affiliates, successors and assigns

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\* = Modified City of Rockwall Standard Plat language.  
\*\* = Non-Standard City of Rockwall Plat language.

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

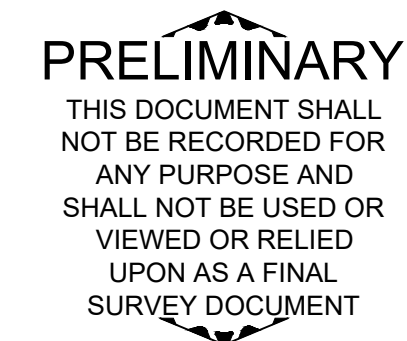
OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**SURVEYOR'S STATEMENT**

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DAVID J. De WEIRDt  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
david.deweirdt@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director Of Zoning and Planning

\_\_\_\_\_  
City Engineer

**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300  
FIRM # 10115500 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	5 OF 5

## DDF9 ADDITION - LOT 1, BLOCK A

**Client:**

KHA

Date: 4/16/2021 9:53:17 AM

**Prepared by:**

KHA - Survey

Description: LOT 1, BLOCK A

North: 7,024,578.6877'      East: 2,597,056.5233'

Length: 208.22'      Radius: 457.50'  
 Delta: 26°04'38"      Tangent: 105.95'  
 Chord: 206.43'      Course: N30°38'17"W  
 Course In: N46°19'24"E      Course Out: S72°24'02"W  
 RP North: 7,024,894.6317'      East: 2,597,387.4094'  
 End North: 7,024,756.3017'      East: 2,596,951.3234'

Course: N17°38'15"W      Length: 96.17'      North: 7,024,847.9510'      East: 2,596,922.1845'

Length: 58.40'      Radius: 467.50'  
 Delta: 7°09'26"      Tangent: 29.24'  
 Chord: 58.36'      Course: N2°09'37"W  
 Course In: N84°15'40"E      Course Out: N88°34'54"W  
 RP North: 7,024,894.6987'      East: 2,597,387.3413'  
 End North: 7,024,906.2703'      East: 2,596,919.9846'

Course: N1°25'05"E      Length: 35.05'      North: 7,024,941.3096'      East: 2,596,920.8519'

Course: N89°54'06"E      Length: 153.27'      North: 7,024,941.5726'      East: 2,597,074.1217'

Course: N0°07'00"W      Length: 90.12'      North: 7,025,031.6924'      East: 2,597,073.9382'

Course: S89°08'57"E      Length: 36.26'      North: 7,025,031.1540'      East: 2,597,110.1942'

Course: N0°45'35"W      Length: 164.97'      North: 7,025,196.1095'      East: 2,597,108.0068'

Course: N1°12'01"W      Length: 188.36'      North: 7,025,384.4282'      East: 2,597,104.0612'

Course: N88°53'56"E      Length: 1,289.38'      North: 7,025,409.2060'      East: 2,598,393.2031'

Length: 476.64'      Radius: 892.50'  
 Delta: 30°35'55"      Tangent: 244.15'  
 Chord: 470.99'      Course: S55°56'45"W  
 Course In: S18°45'17"E      Course Out: N49°21'12"W  
 RP North: 7,024,564.0945'      East: 2,598,680.1575'  
 End North: 7,025,145.4622'      East: 2,598,002.9811'

Course: S40°38'45"W      Length: 96.67'      North: 7,025,072.1138'      East: 2,597,940.0121'

Length: 305.13'                      Radius: 807.50'  
 Delta: 21°39'02"                    Tangent: 154.41'  
 Chord: 303.32'                      Course: S51°28'16"W  
 Course In: N49°21'15"W            Course Out: S27°42'13"E  
 RP North: 7,025,598.1043'        East: 2,597,327.3211'  
 End North: 7,024,883.1726'       East: 2,597,702.7261'

Course: S62°17'50"W                Length: 416.38'                      North: 7,024,689.6038'            East: 2,597,334.0753'

Length: 250.63'                      Radius: 892.50'  
 Delta: 16°05'22"                    Tangent: 126.14'  
 Chord: 249.80'                      Course: S54°15'09"W  
 Course In: S27°42'10"E            Course Out: N43°47'32"W  
 RP North: 7,023,899.4101'        East: 2,597,748.9851'  
 End North: 7,024,543.6649'       East: 2,597,131.3348'

Course: N88°39'46"W                Length: 42.31'                      North: 7,024,544.6523'            East: 2,597,089.0363'

Course: N43°41'17"W                Length: 47.07'                      North: 7,024,578.6892'            East: 2,597,056.5236'

Perimeter: 3,955.01'                Area: 616,649.19 Sq.Ft. (14.16 Acre)  
 Error Closure: 0.0014              Course: N11°38'44"E  
 Error North : 0.00141              East: 0.00029

Precision 1: 2,825,021.43



**DDF9 ADDITION - LOT 2, BLOCK A****Client:**

KHA

Date: 4/16/2021 9:57:46 AM

**Prepared by:**

KHA - Survey

Description: LOT 2, BLOCK A

North: 7,025,367.9235' East: 2,600,515.2313'

Course: S1°01'43"E Length: 171.45' North: 7,025,196.5011' East: 2,600,518.3091'

Length: 182.08' Radius: 267.50'  
 Delta: 38°59'59" Tangent: 94.73'  
 Chord: 178.59' Course: S18°28'17"W  
 Course In: S88°58'18"W Course Out: S52°01'43"E  
 RP North: 7,025,191.7003' East: 2,600,250.8522'  
 End North: 7,025,027.1161' East: 2,600,461.7273'

Course: S37°58'17"W Length: 77.51' North: 7,024,966.0136' East: 2,600,414.0378'

Length: 226.34' Radius: 332.50'  
 Delta: 39°00'09" Tangent: 117.75'  
 Chord: 222.00' Course: S18°28'21"W  
 Course In: S52°01'34"E Course Out: S88°58'17"W  
 RP North: 7,024,761.4256' East: 2,600,676.1447'  
 End North: 7,024,755.4567' East: 2,600,343.6983'

Course: S1°01'43"E Length: 581.54' North: 7,024,174.0104' East: 2,600,354.1379'

Length: 67.03' Radius: 267.50'  
 Delta: 14°21'26" Tangent: 33.69'  
 Chord: 66.85' Course: S6°09'03"W  
 Course In: S88°58'20"W Course Out: S76°40'14"E  
 RP North: 7,024,169.2122' East: 2,600,086.6809'  
 End North: 7,024,107.5401' East: 2,600,346.9746'

Course: S13°19'46"W Length: 48.62' North: 7,024,060.2299' East: 2,600,335.7653'

Course: S88°42'43"W Length: 187.08' North: 7,024,056.0245' East: 2,600,148.7326'

Course: S88°52'49"W Length: 856.54' North: 7,024,039.2864' East: 2,599,292.3561'

Course: N69°25'02"W Length: 1,711.38' North: 7,024,640.9396' East: 2,597,690.2216'

Course: S2°03'25"W Length: 695.32' North: 7,023,946.0676' East: 2,597,665.2647'

Course: N45°38'17"W Length: 94.78' North: 7,024,012.3367' East: 2,597,597.5029'

Course: N43°41'17"W	Length: 590.23'	North: 7,024,439.1386'	East: 2,597,189.8124'
Course: N0°04'37"E	Length: 42.90'	North: 7,024,482.0386'	East: 2,597,189.8700'
Length: 227.14'	Radius: 807.50'		
Delta: 16°07'00"	Tangent: 114.32'		
Chord: 226.39'	Course: N54°14'20"E		
Course In: S43°49'10"E	Course Out: N27°42'10"W		
RP North: 7,023,899.4069'	East: 2,597,748.9734'		
End North: 7,024,614.3441'	East: 2,597,373.5787'		

Course: N62°17'50"E	Length: 416.38'	North: 7,024,807.9129'	East: 2,597,742.2296'
Length: 337.25'	Radius: 892.50'		
Delta: 21°39'02"	Tangent: 170.66'		
Chord: 335.25'	Course: N51°28'16"E		
Course In: N27°42'13"W	Course Out: S49°21'15"E		
RP North: 7,025,598.1005'	East: 2,597,327.3082'		
End North: 7,025,016.7426'	East: 2,598,004.4930'		

Course: N40°38'45"E	Length: 96.67'	North: 7,025,090.0911'	East: 2,598,067.4621'
Length: 681.51'	Radius: 807.50'		
Delta: 48°21'22"	Tangent: 362.53'		
Chord: 661.46'	Course: N64°49'29"E		
Course In: S49°21'12"E	Course Out: N0°59'50"W		
RP North: 7,024,564.0917'	East: 2,598,680.1454'		
End North: 7,025,371.4694'	East: 2,598,666.0918'		

Course: N89°00'10"E	Length: 56.13'	North: 7,025,372.4463'	East: 2,598,722.2133'
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Course: N89°14'40"E	Length: 1,096.05'	North: 7,025,386.8994'	East: 2,599,818.1680'
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Course: N89°06'00"E	Length: 666.65'	North: 7,025,397.3707'	East: 2,600,484.7357'
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Course: S45°59'30"E	Length: 42.39'	North: 7,025,367.9197'	East: 2,600,515.2243'
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Perimeter: 9,152.97'	Area: 3,134,054.07 Sq.Ft. (71.95 Acre)
Error Closure: 0.0080	Course: S61°35'24"W
Error North : -0.00380	East: -0.00702

Precision 1: 1,144,121.25

**DDF9 ADDITION - LOT 3, BLOCK A**

**Client:**

KHA

Date: 4/16/2021 9:59:57 AM

**Prepared by:**

KHA - Survey

Description: LOT 3 BLOCK A

North:7,024,175.1830' East:2,600,419.1276'

Course: N1°01'43"W Length: 581.56' North: 7,024,756.6493' East: 2,600,408.6876'

Length: 182.08' Radius: 267.50'  
 Delta: 39°00'00" Tangent: 94.73'  
 Chord: 178.59' Course: N18°28'17"E  
 Course In: N88°58'17"E Course Out: N52°01'43"W  
 RP North: 7,024,761.4514' East: 2,600,676.1445'  
 End North: 7,024,926.0355' East: 2,600,465.2694'

Course: N37°58'17"E Length: 77.51' North: 7,024,987.1381' East: 2,600,512.9588'

Length: 76.37' Radius: 332.50'  
 Delta: 13°09'37" Tangent: 38.35'  
 Chord: 76.20' Course: N31°23'28"E  
 Course In: N52°01'43"W Course Out: S65°11'20"E  
 RP North: 7,025,191.7146' East: 2,600,250.8430'  
 End North: 7,025,052.1883' East: 2,600,552.6520'

Course: S1°04'20"E Length: 986.83' North: 7,024,065.5311' East: 2,600,571.1183'

Course: S88°42'43"W Length: 168.24' North: 7,024,061.7492' East: 2,600,402.9208'

Course: N13°19'46"E Length: 31.67' North: 7,024,092.5660' East: 2,600,410.2223'

Length: 83.32' Radius: 332.50'  
 Delta: 14°21'27" Tangent: 41.88'  
 Chord: 83.10' Course: N6°09'00"E  
 Course In: N76°40'16"W Course Out: N88°58'17"E  
 RP North: 7,024,169.2207' East: 2,600,086.6789'  
 End North: 7,024,175.1897' East: 2,600,419.1253'

Perimeter: 2,187.58' Area: 131,784.66 Sq.Ft. (3.03 Acre)  
 Error Closure: 0.0070 Course: N18°25'52"W  
 Error North : 0.00667 East: -0.00222

Precision 1: 312,511.43



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 27, 2021  
**APPLICANT:** Jonathan Stites; *Seefried Industrial Properties*  
**CASE NUMBER:** P2021-018; *Final Plat for Lots 1-3, Block A, DDF9 Addition*

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### SUMMARY

Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 90.68-acre tract of land (*i.e. Lots 1-3, Block A, DDF9 Addition*) in order to subdivide two (2) tracts of land (*i.e. Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99*) into three (3) lots (*i.e. Lots 1-3, Block A, DDF9 Addition*) for purpose of conveying the subject property. Additionally, the final plat indicates the dedication of right-of-way for a portion of Justin Road (*i.e. 1.5454-acres*), which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Staff should note that the site will not be developed and no permits will be issued without first having approved civil engineering plans and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- On March 9, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2021-002*] for a 220,800 SF a Warehouse/Distribution Center on a 71.022-acre portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99 (*i.e. Lot 2, Block A, DDF9 Addition*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, DDF9 Addition*, 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; and,
- (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.

# PROJECT COMMENTS



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

DATE: 4/22/2021

PROJECT NUMBER: P2021-018  
PROJECT NAME: Lots 1-3, Block A, DDF9 Addition  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tract 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/21/2021	Approved w/ Comments

04/21/2021: P2021-018; Conveyance Plat for Lots 1-3, Block A, DDF9 Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email [dgonzales@rockwall.com](mailto:dgonzales@rockwall.com).

M.3 For reference, include the case number (P2021-018) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Tie at least two (2) corners to city monumentation. [Chapter 38, Municipal Code of Ordinances]

M.6 Page 5; Use the Standard City Signature Block (i.e. Mayor, City Secretary, and City Engineer) for this plat.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

M.8 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on April 27, 2021.

(2) City Council Public Hearing will be held on May 3, 2021.

I.10 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/22/2021	Needs Review

04/22/2021: M - Label Floodplain X-sections and 100-YR Fully developed WSEL for each section. (See markup)

M - Must show the Existing Drainage Easement for the floodplain.

M - Must show the Existing Drainage Easement for the Townsend drainage system.

M - Must show the 10' Utility Easement off of Industrial Blvd.

M - Show the NTMWD Easement off of Industrial.

M - Must show 15' Utility Easement (Cab C, Slide 186)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	04/22/2021	N/A

No Comments

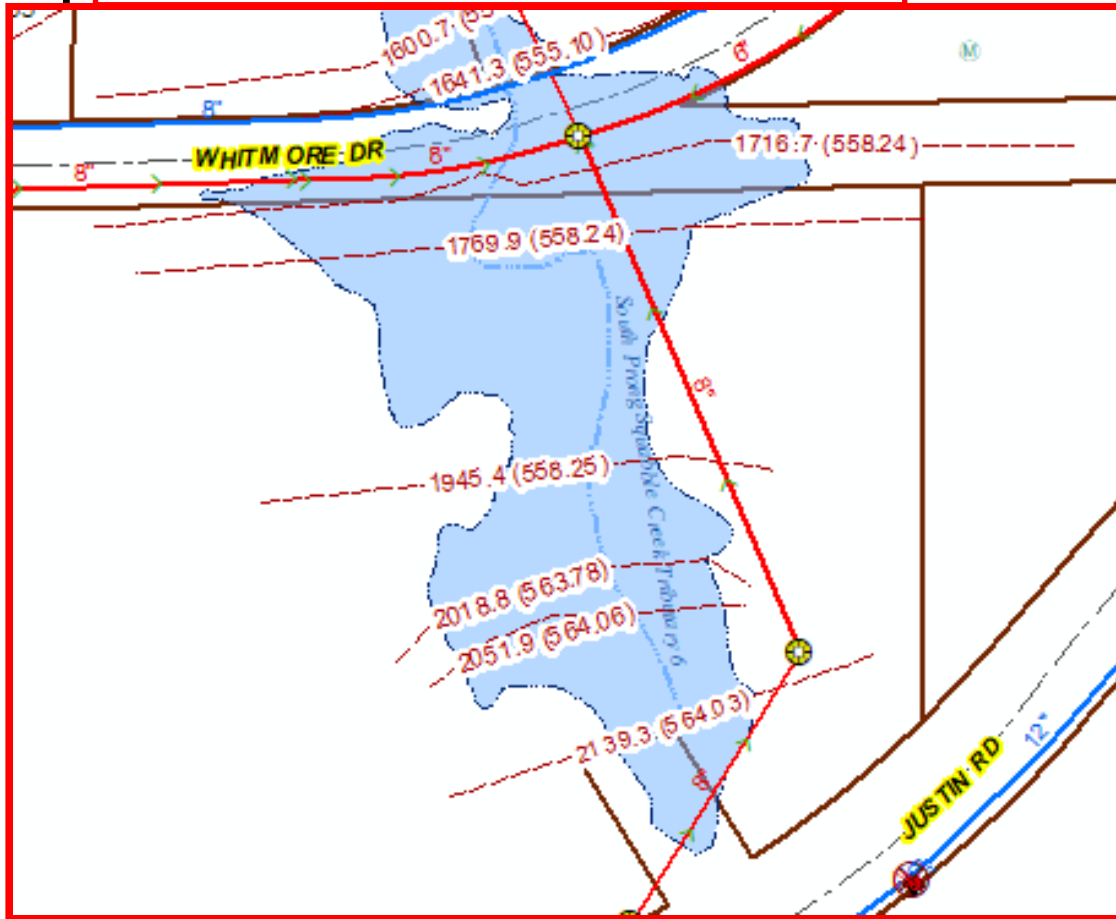
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/19/2021	Approved

04/19/2021: No comments

Label Floodplain X-sections and 100-YR Fully developed WSEL for each section. (See image)

### WHITMORE DRIVE

(A 60-FOOT PUBLIC RIGHT-OF-WAY - CAB. A, SLD. 326 - FORMERLY KNOWN AS MUNICIPAL INDUSTRIAL DRIVE)



14' RIGHT-OF-WAY  
CITY OF ROCKWALL  
VOL. 137, PG. 683  
D.R.R.C.T.

PHIC LOCATION OF APPROXIMATE 100 YEAR  
FLOODPLAIN PER FEMA MAP NO. 48397C0040L  
MAP REVISED SEPTEMBER 26, 2008.  
(ZONE A)

PART OF A CALLED  
99.958 ACRE  
"TRACT 1"  
NAN A. SMARTT, W. I.  
LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.

**LOT 1, BLOCK A**  
**14.1563 ACRES**  
**616,649 SQ. FT.**

35.05  
 $\Delta=7^{\circ}09'26''$   
R=467.50'  
L=58.40'  
CB=N2°09'37"W  
C=58.36'  
N17°38'15"W  
96.17'

N89°54'06"E  
153.27'  
1/2" IRFC  
"OWENS 5387"

FRANCIS HENDERSON'S  
ABSTRACT NO. 99

ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99

### JUSTIN ROAD

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

22°17'50"E 416.38'



**JUSTIN ROAD**

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

42.5'  
42.5'

N89°06'00"E  
666.65'

89'

RIGHT-OF-WAY  
DEDICATION  
INST. NO. 2007-00369618  
O.P.R.R.C.T.  
VOL. 4890, PG. 36  
D.R.R.C.T.

F  
(LOT 2,

CB=S

S37°58'17"W  
77.5'

PART OF A CALLED  
99.958 ACRE  
"TRACT 1"  
NAN A. SMARTT, W. I.  
LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.

$\Delta=39^{\circ}00'09''$   
R=332.50'  
L=226.34'  
CB=S18°28'21"W  
C=222.00'

**LOT 2, BLOCK A**  
**71.9480 ACRES**  
**3,134,054 SQ. FT.**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Justin Road

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Southwest corner of Justin Rd and Industrial Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Distribution Center

ACREAGE 90.68

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Amazon.com Services LLC.

APPLICANT Seefried Industrial Properties

CONTACT PERSON Real Estate Manager

CONTACT PERSON Jonathan Stites

ADDRESS 410 Terry Ave. N.

ADDRESS 3030 LBJ Freeway, Suite 1650

CITY, STATE & ZIP Seattle, WA 98109-5210

CITY, STATE & ZIP Dallas, TX 75234

PHONE 206-266-1000

PHONE 214-393-6066

E-MAIL na-realestate@amazon.com

E-MAIL jonathanstites@seefriedproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Stites <sup>Owner's Representative</sup> ~~(OWNER)~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE <sup>Owner's Representative</sup> ~~OWNER~~ FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$2,120.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF April, 2021. 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.

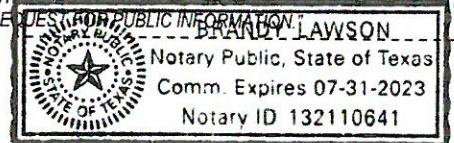
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6<sup>th</sup> DAY OF April, 2021.

OWNER'S SIGNATURE

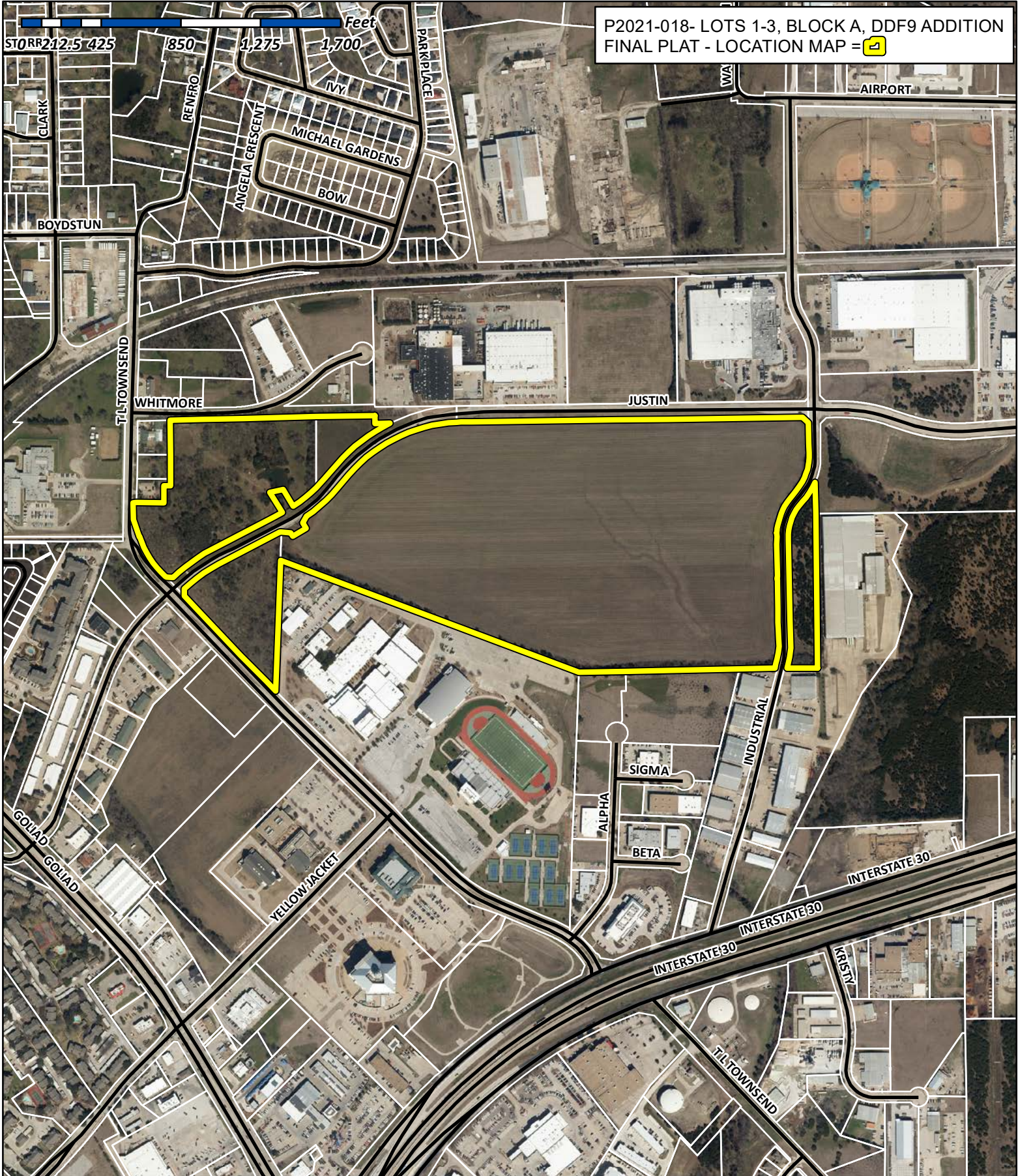
Jonathan Stites

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Brandy Lawson*



MY COMMISSION EXPIRES 07/31/2023



P2021-018- LOTS 1-3, BLOCK A, DDF9 ADDITION  
 FINAL PLAT - LOCATION MAP = [icon]

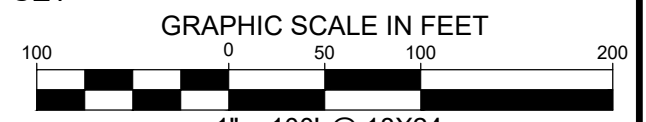
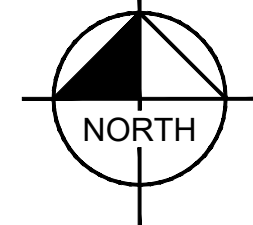
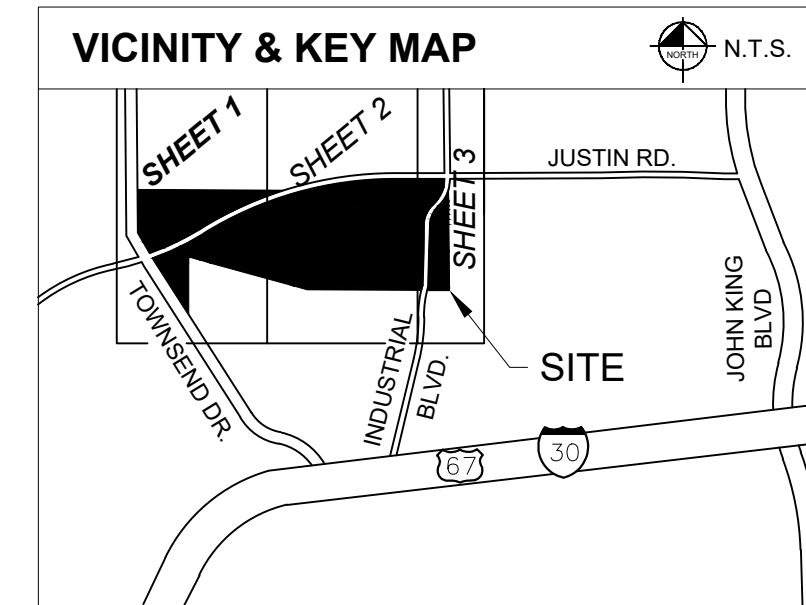


# City of Rockwall

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.





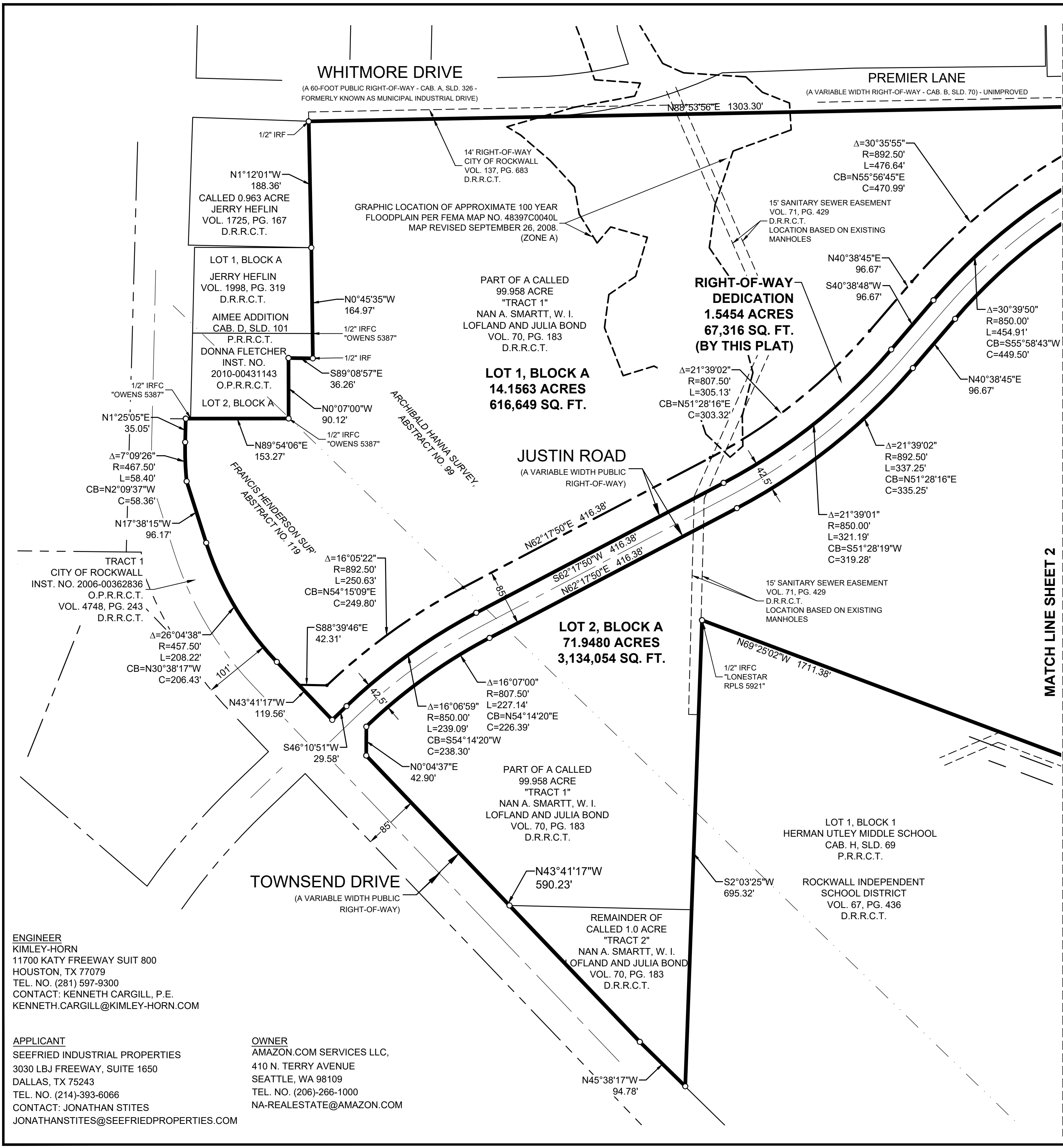
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**NOTES:**

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5. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

MATCH LINE SHEET 2



**ENGINEER**  
 KIMLEY-HORN  
 11700 KATY FREEWAY SUITE 800  
 HOUSTON, TX 77079  
 TEL. NO. (281) 597-9300  
 CONTACT: KENNETH CARGILL, P.E.  
 KENNETH.CARGILL@KIMLEY-HORN.COM

**APPLICANT**  
 SEEFRIED INDUSTRIAL PROPERTIES  
 3030 LBJ FREEWAY, SUITE 1650  
 DALLAS, TX 75243  
 TEL. NO. (214)-393-6066  
 CONTACT: JONATHAN STITES  
 JONATHANSTITES@SEEFRIEDPROPERTIES.COM

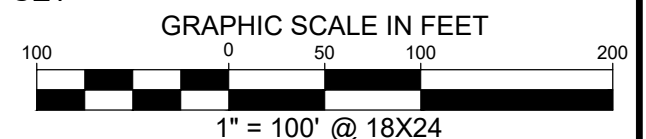
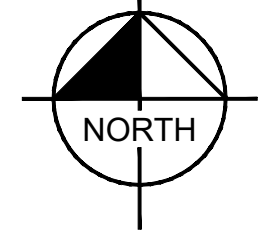
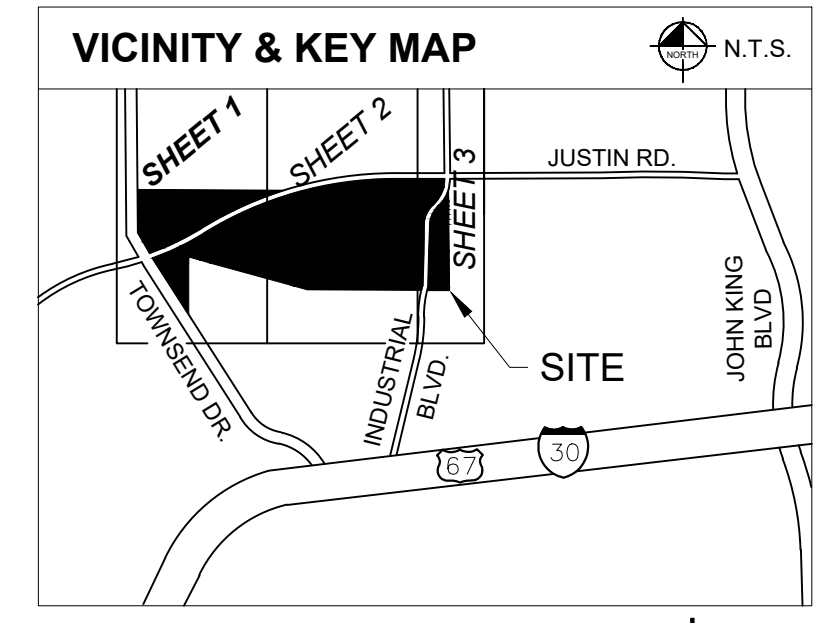
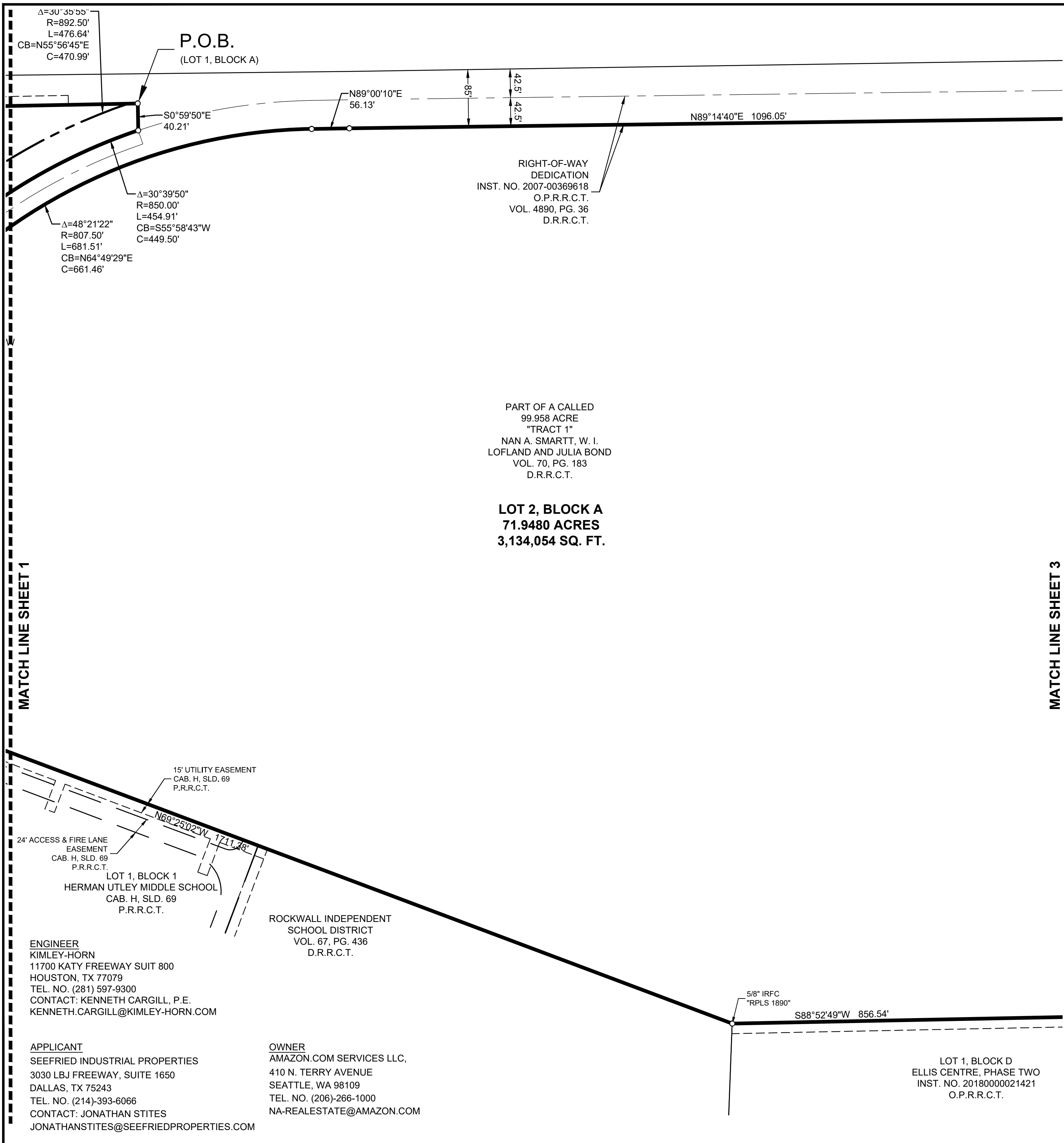
**OWNER**  
 AMAZON.COM SERVICES LLC,  
 410 N. TERRY AVENUE  
 SEATTLE, WA 98109  
 TEL. NO. (206)-266-1000  
 NA-REALESTATE@AMAZON.COM

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT FOR**  
**DDF9 ADDITION**  
**LOTS 1-3, BLOCK A**  
**ARCHIBALD HANNA SURVEY,**  
**ABSTRACT NO. 99**  
**FRANCIS HENDERSON SURVEY,**  
**ABSTRACT NO. 119**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
**CASE NO. 2021-\_\_\_\_\_**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by DWP	Checked by DJD	Date APRIL 2021	Project No. 069284835	Sheet No. 1 OF 5
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**LEGEND:**

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**DDF9 ADDITION**  
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**ABSTRACT NO. 99**  
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Scale 1" = 100'	Drawn by DWP	Checked by DJD	Date APRIL 2021	Project No. 069284835	Sheet No. 2 OF 5
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MATCH LINE SHEET 1

MATCH LINE SHEET 3

**ENGINEER**  
 KIMLEY-HORN  
 11700 KATY FREEWAY SUIT 800  
 HOUSTON, TX 77079  
 TEL. NO. (281) 597-9300  
 CONTACT: KENNETH CARGILL, P.E.  
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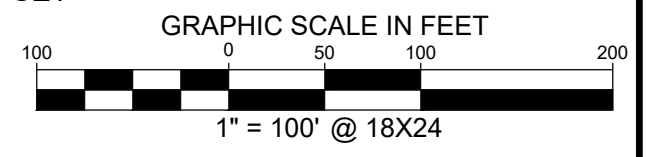
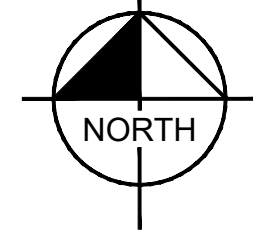
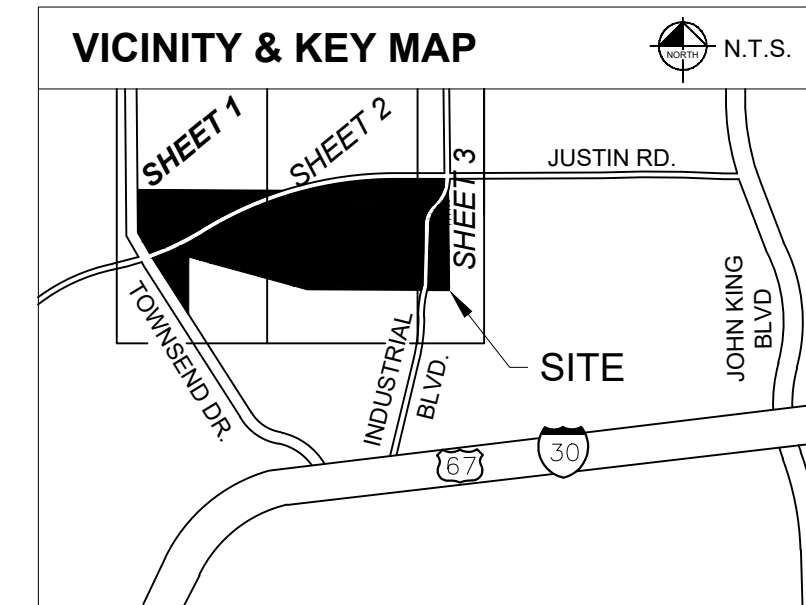
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 410 N. TERRY AVENUE  
 SEATTLE, WA 98109  
 TEL. NO. (206)-266-1000  
 NA-REALESTATE@AMAZON.COM

PART OF A CALLED  
 99.958 ACRE  
 "TRACT 1"  
 NAN A. SMARTT, W. I.  
 LOFLAND AND JULIA BOND  
 VOL. 70, PG. 183  
 D.R.R.C.T.

**LOT 2, BLOCK A**  
**71.9480 ACRES**  
**3,134,054 SQ. FT.**

LOT 1, BLOCK D  
 ELLIS CENTRE, PHASE TWO  
 INST. NO. 20180000021421  
 O.P.R.R.C.T.



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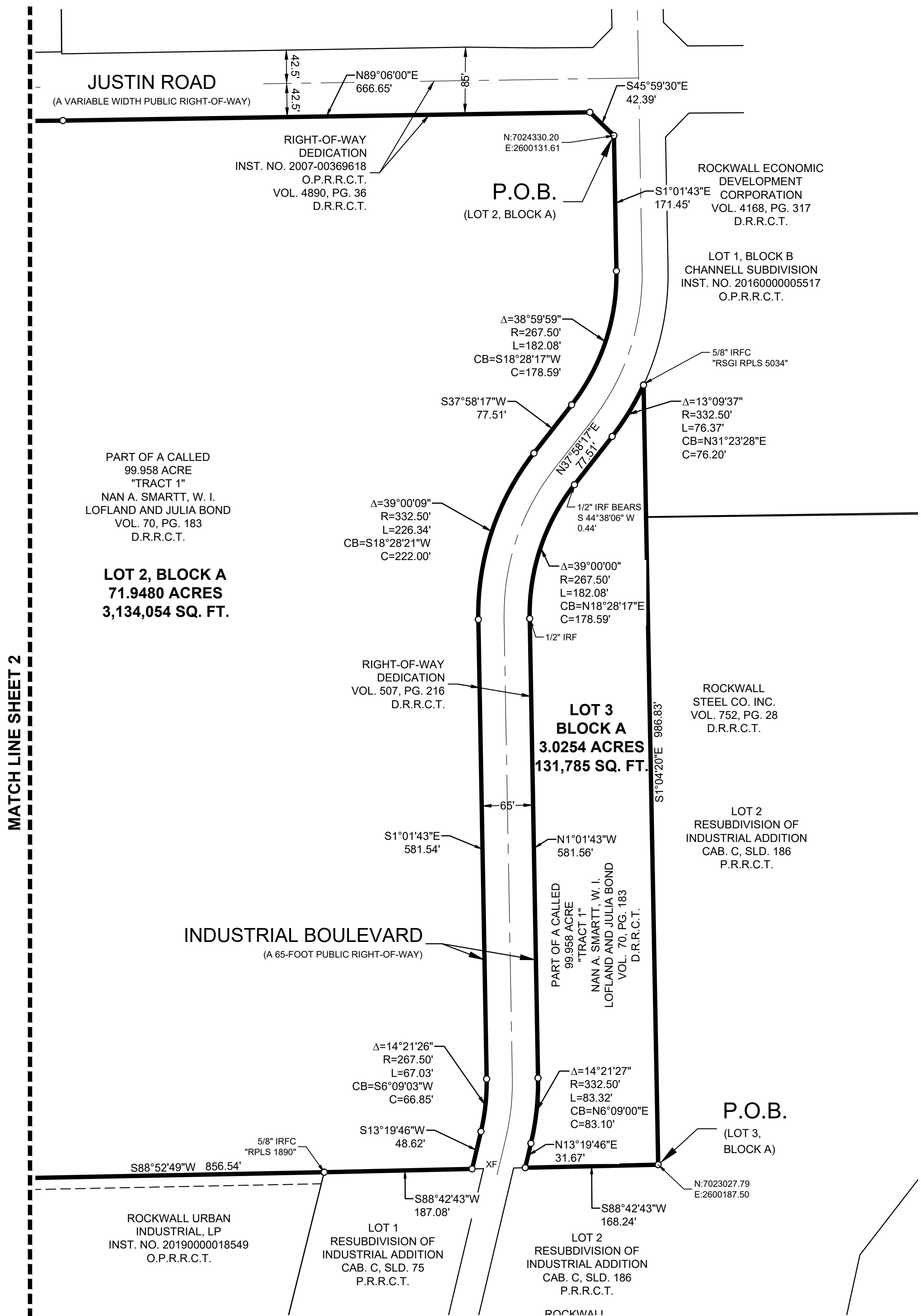
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**FRANCIS HENDERSON SURVEY,**  
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**CITY OF ROCKWALL,**  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	3 OF 5



MATCH LINE SHEET 2

**OWNER**  
 AMAZON.COM SERVICES LLC,  
 410 N. TERRY AVENUE  
 SEATTLE, WA 98109  
 TEL. NO. (206)-266-1000  
 NA-REALESTATE@AMAZON.COM

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PART OF A CALLED  
 99.958 ACRE  
 "TRACT 1"  
 NAN A. SMARTT, W. I.  
 LOFLAND AND JULIA BOND  
 VOL. 70, PG. 183  
 D.R.R.C.T.

**LOT 2, BLOCK A**  
**71.9480 ACRES**  
**3,134,054 SQ. FT.**

**LOT 3**  
**BLOCK A**  
**3.0254 ACRES**  
**131,785 SQ. FT.**

**INDUSTRIAL BOULEVARD**  
 (A 65-FOOT PUBLIC RIGHT-OF-WAY)

ROCKWALL URBAN  
 INDUSTRIAL, LP  
 INST. NO. 20190000018549  
 O.P.R.R.C.T.

LOT 1  
 RESUBDIVISION OF  
 INDUSTRIAL ADDITION  
 CAB. C, SLD. 75  
 P.R.R.C.T.

LOT 2  
 RESUBDIVISION OF  
 INDUSTRIAL ADDITION  
 CAB. C, SLD. 186  
 P.R.R.C.T.

ROCKWALL  
 STEEL CO. INC.  
 VOL. 752, PG. 28  
 D.R.R.C.T.

LOT 2  
 RESUBDIVISION OF  
 INDUSTRIAL ADDITION  
 CAB. C, SLD. 186  
 P.R.R.C.T.

**P.O.B.**  
 (LOT 3,  
 BLOCK A)

**P.O.B.**  
 (LOT 2, BLOCK A)

ROCKWALL ECONOMIC  
 DEVELOPMENT  
 CORPORATION  
 VOL. 4168, PG. 317  
 D.R.R.C.T.

LOT 1, BLOCK B  
 CHANNELL SUBDIVISION  
 INST. NO. 20160000005517  
 O.P.R.R.C.T.

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, AMAZON SERVICES, LLC is the owner of a tract of land situated in the Archibald Hanna Survey, Abstract No. 99, and the Francis Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas and being part of a 99.958 acre tract of land described as "Tract 1" in the Warranty Deed with Vendor's Lien, to Nan A. Smartt, W.I. Lofland and Juliana Bond, recorded in Volume 70, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

LOT 1, BLOCK A

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) in the north line of said 99.958 acre tract and being the most northly northwest corner of a 3.662 acre tract of land described in Special Warranty Right-of-Way Deed to the City of Rockwall, recorded in Instrument No. 2007-00369618, Official Public Records, Rockwall County, Texas same being the north right-of-way line of Justin Road (a variable width public right-of-way);

**THENCE** with said north right-of-way line of Justin Road, the following courses and distances:

South 0°59'50" East, a distance of 40.21 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the left having a central angle of 30°39'50", a radius of 850.00 feet, a chord bearing and distance of South 55°58'43" West, 449.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 454.91 feet to a "KHA" Capped iron set for corner;

South 40°38'48" West, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 21°39'01", a radius of 850.00 feet, a chord bearing and distance of South 51°28'19" West, 319.28 feet;

in a southwesterly direction, with said curve to the right, an arc distance of 321.19 feet to a "KHA" Capped iron set for corner;

South 62°17'50" West, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 16°06'59", a radius of 850.00 feet, a chord bearing and distance of South 54°14'20" West, 238.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 239.09 feet to a "KHA" Capped iron set for corner;

South 46°10'51" West, a distance of 29.58 feet to a "KHA" Capped iron set at the point of intersection of said north right-of-way line with the northeast right-of-way line of Townsend Drive (a variable with public right-of-way);

**THENCE** with the northeast and east right-of-way line of said Townsend Drive, the following courses and distances:

North 43°41'17" West, a distance of 119.56 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 26°04'38", a radius of 457.50 feet, a chord bearing and distance of North 30°38'17" West, 206.43 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 208.22 feet to a "KHA" Capped iron set for corner;

North 17°38'15" West, a distance of 96.17 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 7°09'26", a radius of 467.50 feet, a chord bearing and distance of North 2°09'37" West, 58.36 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 58.40 feet to a "KHA" Capped iron set for corner;

North 1°25'05" East, a distance of 35.05 feet to a "KHA" Capped iron set for corner;

North 89°54'06" East, passing at a distance of 7.10 feet the east right of way line of said Townsend Drive and the southwest corner of Lot 2, Block A, of Aimee Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 101, Plat Records, Rockwall County, Texas, continuing with the south line of said Lot 2, Block A, a total distance of 153.27 feet to a 1/2-inch iron rod with plastic cap stamped "OWENS 5387" found for the southeast corner of said Lot 2, Block A;

**THENCE** with the east line of said Aimee Addition, the following courses and distances:

North 0°07'00" West, a distance of 90.12 feet to a "KHA" Capped iron set for corner;

South 89°08'57" East, a distance of 36.26 feet to a 1/2-inch iron rod found for corner;

North 0°45'35" West, a distance of 164.97 feet to a "KHA" Capped iron set at the northeast corner of Lot 1, Block A, of said Aimee Addition and being the southeast corner of a called 0.963 acre tract of land described in the Warranty Deed to Jerry Heflin, recorded in Volume 1725, Page 167, Deed Records, Rockwall County, Texas;

**THENCE** North 1°12'01" West, with the east line of said 0.963 acre tract, a distance of 188.36 feet to a 1/2-inch iron rod found in the apparent common line of said 99.958 acre tract and Municipal Industrial Park plat recorded in Cabinet A, Slide 326, Plat Records, Rockwall County, Texas);

**THENCE** North 88°53'56" East, with said common line a distance of 1303.27 feet to the **POINT OF BEGINNING** and containing 15.7017 acres or 683,965 square feet of land.

LOT 2, BLOCK A

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the southeast corner of a right-of-way corner clip at the intersection of the west right-of-way line of Industrial Boulevard (a 65-foot right-of-way) with the south right-of-way line of Justin Road (a variable width public right-of-way)

**THENCE** with said west right-of-way line, the following courses and distances:

South 1°01'43" East, a distance of 171.45 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 38°59'59", a radius of 267.50 feet, a chord bearing and distance of South 18°28'17" West, 178.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 182.08 feet to a "KHA" Capped iron set for corner;

South 37°58'17" West, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 39°00'09", a radius of 332.50 feet, a chord bearing and distance of South 18°28'21" West, 222.00 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 226.34 feet to a "KHA" Capped iron set for corner;

South 1°01'43" East, a distance of 581.54 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 14°21'26", a radius of 267.50 feet, a chord bearing and distance of South 6°09'03" West, 66.85 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 67.03 feet to a "KHA" Capped iron set for corner;

South 13°19'46" West, a distance of 48.62 feet to a "KHA" Capped iron set in the north line of Lot 1 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Plat Records, Rockwall County, Texas, from which an "X" cut in concrete found for the northeast corner of said Lot 1 bears North 88°42'43" East, a distance of 14.34 feet;

**THENCE** South 88°42'43" West, with the north line of said Lot 1, a distance of 187.08 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1 and being the northeast corner of Lot 1, Block D, of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20180000021421, Official Public Records, Rockwall County, Texas;

**THENCE** South 88°52'49" West, with the north line of said Lot 1, Block D, a distance of 856.54 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1, Block D, and being the northeast corner of Lot 1, Block 1, of Herman Utley Middle School, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 69, Plat Records, Rockwall County, Texas;

**THENCE** North 69°25'02" West, with the north line of said Lot 1, Block 1, a distance of 1711.38 feet to a 1/2-inch iron rod with plastic cap stamped "LONESTAR RPLS 5921" found for the northwest corner of said Lot 1, Block 1;

**THENCE** South 2°03'25" West, with the west line of said Lot 1, Block 1, a distance of 695.32 feet to a "KHA" Capped iron set for the southwest corner of said Lot 1, Block 1 and being in the northeast right-of-way line of Townsend Drive (a variable width public right-of-way);

**THENCE** with said northeast right-of-way line, the following courses and distances:

North 45°38'17" West, a distance of 94.78 feet to a "KHA" Capped iron set for corner;

North 43°41'17" West, a distance of 590.23 feet to a "KHA" Capped iron set at the south end of a right-of-way corner clip at the intersection of said northeast right-of-way line with the southeast right-of-way line of said Justin Road;

**THENCE** with the southeast and south right-of-way line of said Justin Road, the following courses and distances:

North 0°04'37" East, with said right-of-way corner clip, a distance of 42.90 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 16°07'00", a radius of 807.50 feet, a chord bearing and distance of North 54°14'20" East, 226.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 227.14 feet to a "KHA" Capped iron set for corner;

North 62°17'50" East, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 21°39'02", a radius of 892.50 feet, a chord bearing and distance of North 51°28'16" East, 335.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 337.25 feet to a "KHA" Capped iron set for corner;

North 40°38'45" East, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 48°21'22", a radius of 807.50 feet, a chord bearing and distance of North 64°49'29" East, 661.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 681.51 feet to a "KHA" Capped iron set for corner;

North 89°00'10" East, a distance of 56.13 feet to a "KHA" Capped iron set for corner;

North 89°14'40" East, a distance of 1096.05 feet to a "KHA" Capped iron set for corner;

North 89°06'00" East, a distance of 666.65 feet to a "KHA" Capped iron set for corner at the northwest corner of the aforementioned corner clip at the intersection of the south right-of-way line of Justin Road with the west right-of-way line of Industrial Boulevard;

South 45°59'30" East with said corner clip, a distance of 42.39 feet to the **POINT OF BEGINNING** and containing 71.9480 acres or 3,134,054 square feet of land.

LOT 3, BLOCK A

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the inner el corner of Lot 2 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Page 186, Plat Records, Rockwall County, Texas,

**THENCE** South 88°42'43" West, a north line of said Lot 2, a distance of 168.24 feet to a "KHA" Capped iron set in the east right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

**THENCE** with said east right-of-way line the following courses and distances:

North 13°19'46" East, a distance of 31.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 14°21'27", a radius of 332.50 feet, a chord bearing and distance of North 6°09'00" East, 83.10 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 83.32 feet to a "KHA" Capped iron set for corner;

North 1°01'43" West, a distance of 581.56 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 39°00'00", a radius of 267.50 feet, a chord bearing and distance of North 18°28'17" East, 178.59 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 182.08 feet to a point for corner from which a 1/2-inch iron rod found bears South 44°38'06" West, a distance of 0.44 feet;

North 37°58'17" East, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 13°09'37", a radius of 332.50 feet, a chord bearing and distance of North 31°23'28" East, 76.20 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 76.37 feet to a 5/8-inch iron rod with plastic cap stamped "RSGI RPLS 5034" found for corner in the west line of Lot 1, Block B of Channell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000005517, Official Public Records, Rockwall County, Texas;

**THENCE** South 1°04'20" East, with said west line of Lot 1, Block B, passing at a distance of 166.58 feet the southwest corner of said Lot 1, Block B same being the most northerly northwest corner of said Lot 2, continuing in all a total distance of 986.83 feet to the **POINT OF BEGINNING** and containing 3.0254 acres or 131,785 square feet of land.

FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	4 OF 5

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**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 **DDF9 ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) further certify that all other parties who have a mortgage or lien interest in the **DDF9 ADDITION** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, \*except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements \*created hereby.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of the easement strips \*created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- \*\*The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- \*\*The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: **AMAZON.COM SERVICES LLC,**  
a Delaware limited liability company  
and their respective affiliates, successors and assigns

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\* = Modified City of Rockwall Standard Plat language.  
\*\* = Non-Standard City of Rockwall Plat language.

APPLICANT  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

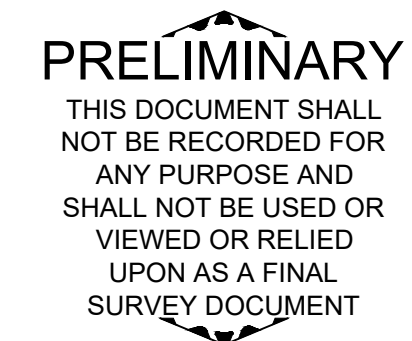
OWNER  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

**SURVEYOR'S STATEMENT**

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DAVID J. De WEIRDt  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
david.deweirdt@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director Of Zoning and Planning

\_\_\_\_\_  
City Engineer

**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300  
FIRM # 10115500 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	5 OF 5



**DDF9 ADDITION - LOT 1, BLOCK A****Client:**

KHA

Date: 4/16/2021 9:53:17 AM

**Prepared by:**

KHA - Survey

Description: LOT 1, BLOCK A

North: 7,024,578.6877'      East: 2,597,056.5233'

Length: 208.22'      Radius: 457.50'  
 Delta: 26°04'38"      Tangent: 105.95'  
 Chord: 206.43'      Course: N30°38'17"W  
 Course In: N46°19'24"E      Course Out: S72°24'02"W  
 RP North: 7,024,894.6317'      East: 2,597,387.4094'  
 End North: 7,024,756.3017'      East: 2,596,951.3234'

Course: N17°38'15"W      Length: 96.17'      North: 7,024,847.9510'      East: 2,596,922.1845'

Length: 58.40'      Radius: 467.50'  
 Delta: 7°09'26"      Tangent: 29.24'  
 Chord: 58.36'      Course: N2°09'37"W  
 Course In: N84°15'40"E      Course Out: N88°34'54"W  
 RP North: 7,024,894.6987'      East: 2,597,387.3413'  
 End North: 7,024,906.2703'      East: 2,596,919.9846'

Course: N1°25'05"E      Length: 35.05'      North: 7,024,941.3096'      East: 2,596,920.8519'

Course: N89°54'06"E      Length: 153.27'      North: 7,024,941.5726'      East: 2,597,074.1217'

Course: N0°07'00"W      Length: 90.12'      North: 7,025,031.6924'      East: 2,597,073.9382'

Course: S89°08'57"E      Length: 36.26'      North: 7,025,031.1540'      East: 2,597,110.1942'

Course: N0°45'35"W      Length: 164.97'      North: 7,025,196.1095'      East: 2,597,108.0068'

Course: N1°12'01"W      Length: 188.36'      North: 7,025,384.4282'      East: 2,597,104.0612'

Course: N88°53'56"E      Length: 1,289.38'      North: 7,025,409.2060'      East: 2,598,393.2031'

Length: 476.64'      Radius: 892.50'  
 Delta: 30°35'55"      Tangent: 244.15'  
 Chord: 470.99'      Course: S55°56'45"W  
 Course In: S18°45'17"E      Course Out: N49°21'12"W  
 RP North: 7,024,564.0945'      East: 2,598,680.1575'  
 End North: 7,025,145.4622'      East: 2,598,002.9811'

Course: S40°38'45"W      Length: 96.67'      North: 7,025,072.1138'      East: 2,597,940.0121'

Length: 305.13'                      Radius: 807.50'  
 Delta: 21°39'02"                    Tangent: 154.41'  
 Chord: 303.32'                      Course: S51°28'16"W  
 Course In: N49°21'15"W            Course Out: S27°42'13"E  
 RP North: 7,025,598.1043'        East: 2,597,327.3211'  
 End North: 7,024,883.1726'        East: 2,597,702.7261'

Course: S62°17'50"W                Length: 416.38'                      North: 7,024,689.6038'            East: 2,597,334.0753'

Length: 250.63'                      Radius: 892.50'  
 Delta: 16°05'22"                    Tangent: 126.14'  
 Chord: 249.80'                      Course: S54°15'09"W  
 Course In: S27°42'10"E            Course Out: N43°47'32"W  
 RP North: 7,023,899.4101'        East: 2,597,748.9851'  
 End North: 7,024,543.6649'        East: 2,597,131.3348'

Course: N88°39'46"W                Length: 42.31'                      North: 7,024,544.6523'            East: 2,597,089.0363'

Course: N43°41'17"W                Length: 47.07'                      North: 7,024,578.6892'            East: 2,597,056.5236'

Perimeter: 3,955.01'                Area: 616,649.19 Sq.Ft. (14.16 Acre)  
 Error Closure: 0.0014              Course: N11°38'44"E  
 Error North : 0.00141              East: 0.00029

Precision 1: 2,825,021.43

**DDF9 ADDITION - LOT 2, BLOCK A****Client:**

KHA

Date: 4/16/2021 9:57:46 AM

**Prepared by:**

KHA - Survey

Description: LOT 2, BLOCK A

North: 7,025,367.9235' East: 2,600,515.2313'

Course: S1°01'43"E Length: 171.45' North: 7,025,196.5011' East: 2,600,518.3091'

Length: 182.08' Radius: 267.50'  
 Delta: 38°59'59" Tangent: 94.73'  
 Chord: 178.59' Course: S18°28'17"W  
 Course In: S88°58'18"W Course Out: S52°01'43"E  
 RP North: 7,025,191.7003' East: 2,600,250.8522'  
 End North: 7,025,027.1161' East: 2,600,461.7273'

Course: S37°58'17"W Length: 77.51' North: 7,024,966.0136' East: 2,600,414.0378'

Length: 226.34' Radius: 332.50'  
 Delta: 39°00'09" Tangent: 117.75'  
 Chord: 222.00' Course: S18°28'21"W  
 Course In: S52°01'34"E Course Out: S88°58'17"W  
 RP North: 7,024,761.4256' East: 2,600,676.1447'  
 End North: 7,024,755.4567' East: 2,600,343.6983'

Course: S1°01'43"E Length: 581.54' North: 7,024,174.0104' East: 2,600,354.1379'

Length: 67.03' Radius: 267.50'  
 Delta: 14°21'26" Tangent: 33.69'  
 Chord: 66.85' Course: S6°09'03"W  
 Course In: S88°58'20"W Course Out: S76°40'14"E  
 RP North: 7,024,169.2122' East: 2,600,086.6809'  
 End North: 7,024,107.5401' East: 2,600,346.9746'

Course: S13°19'46"W Length: 48.62' North: 7,024,060.2299' East: 2,600,335.7653'

Course: S88°42'43"W Length: 187.08' North: 7,024,056.0245' East: 2,600,148.7326'

Course: S88°52'49"W Length: 856.54' North: 7,024,039.2864' East: 2,599,292.3561'

Course: N69°25'02"W Length: 1,711.38' North: 7,024,640.9396' East: 2,597,690.2216'

Course: S2°03'25"W Length: 695.32' North: 7,023,946.0676' East: 2,597,665.2647'

Course: N45°38'17"W Length: 94.78' North: 7,024,012.3367' East: 2,597,597.5029'

Course: N43°41'17"W	Length: 590.23'	North: 7,024,439.1386'	East: 2,597,189.8124'
Course: N0°04'37"E	Length: 42.90'	North: 7,024,482.0386'	East: 2,597,189.8700'
Length: 227.14'	Radius: 807.50'		
Delta: 16°07'00"	Tangent: 114.32'		
Chord: 226.39'	Course: N54°14'20"E		
Course In: S43°49'10"E	Course Out: N27°42'10"W		
RP North: 7,023,899.4069'	East: 2,597,748.9734'		
End North: 7,024,614.3441'	East: 2,597,373.5787'		
Course: N62°17'50"E	Length: 416.38'	North: 7,024,807.9129'	East: 2,597,742.2296'
Length: 337.25'	Radius: 892.50'		
Delta: 21°39'02"	Tangent: 170.66'		
Chord: 335.25'	Course: N51°28'16"E		
Course In: N27°42'13"W	Course Out: S49°21'15"E		
RP North: 7,025,598.1005'	East: 2,597,327.3082'		
End North: 7,025,016.7426'	East: 2,598,004.4930'		
Course: N40°38'45"E	Length: 96.67'	North: 7,025,090.0911'	East: 2,598,067.4621'
Length: 681.51'	Radius: 807.50'		
Delta: 48°21'22"	Tangent: 362.53'		
Chord: 661.46'	Course: N64°49'29"E		
Course In: S49°21'12"E	Course Out: N0°59'50"W		
RP North: 7,024,564.0917'	East: 2,598,680.1454'		
End North: 7,025,371.4694'	East: 2,598,666.0918'		
Course: N89°00'10"E	Length: 56.13'	North: 7,025,372.4463'	East: 2,598,722.2133'
Course: N89°14'40"E	Length: 1,096.05'	North: 7,025,386.8994'	East: 2,599,818.1680'
Course: N89°06'00"E	Length: 666.65'	North: 7,025,397.3707'	East: 2,600,484.7357'
Course: S45°59'30"E	Length: 42.39'	North: 7,025,367.9197'	East: 2,600,515.2243'
Perimeter: 9,152.97'	Area: 3,134,054.07 Sq.Ft. (71.95 Acre)		
Error Closure: 0.0080	Course: S61°35'24"W		
Error North : -0.00380	East: -0.00702		

Precision 1: 1,144,121.25

**DDF9 ADDITION - LOT 3, BLOCK A**

**Client:**

KHA

Date: 4/16/2021 9:59:57 AM

**Prepared by:**

KHA - Survey

Description: LOT 3 BLOCK A

North:7,024,175.1830' East:2,600,419.1276'

Course: N1°01'43"W Length: 581.56' North: 7,024,756.6493' East: 2,600,408.6876'

Length: 182.08' Radius: 267.50'  
 Delta: 39°00'00" Tangent: 94.73'  
 Chord: 178.59' Course: N18°28'17"E  
 Course In: N88°58'17"E Course Out: N52°01'43"W  
 RP North: 7,024,761.4514' East: 2,600,676.1445'  
 End North: 7,024,926.0355' East: 2,600,465.2694'

Course: N37°58'17"E Length: 77.51' North: 7,024,987.1381' East: 2,600,512.9588'

Length: 76.37' Radius: 332.50'  
 Delta: 13°09'37" Tangent: 38.35'  
 Chord: 76.20' Course: N31°23'28"E  
 Course In: N52°01'43"W Course Out: S65°11'20"E  
 RP North: 7,025,191.7146' East: 2,600,250.8430'  
 End North: 7,025,052.1883' East: 2,600,552.6520'

Course: S1°04'20"E Length: 986.83' North: 7,024,065.5311' East: 2,600,571.1183'

Course: S88°42'43"W Length: 168.24' North: 7,024,061.7492' East: 2,600,402.9208'

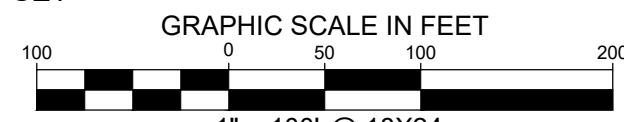
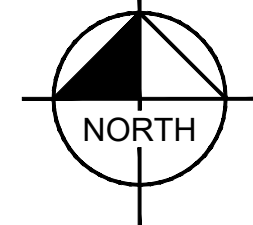
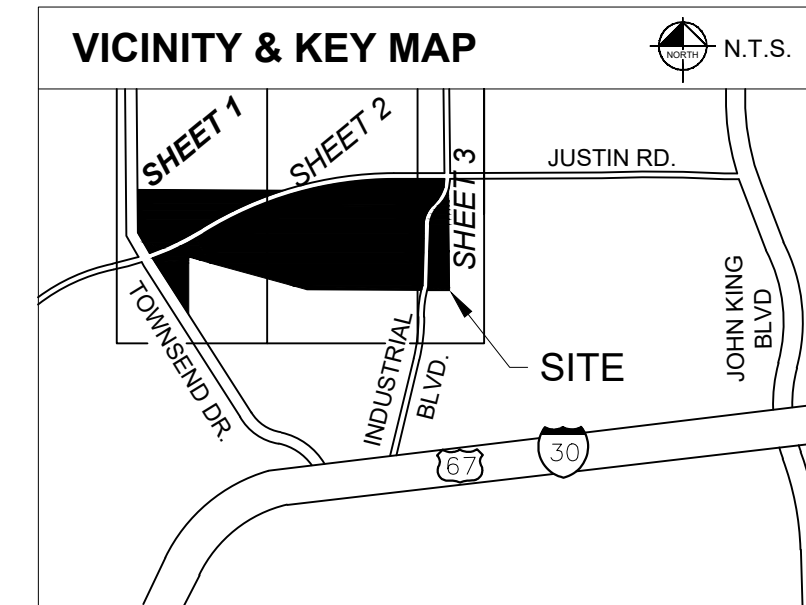
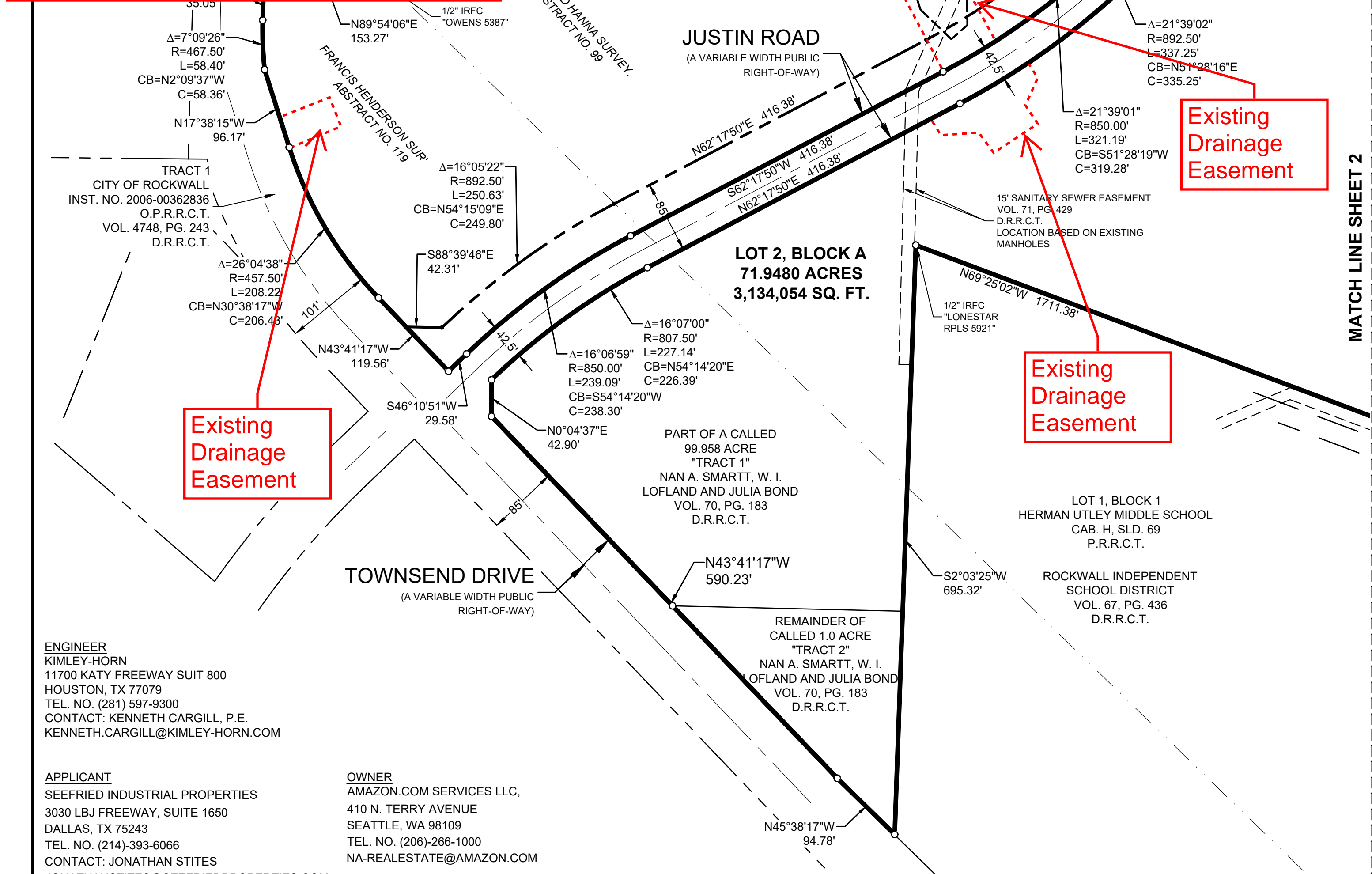
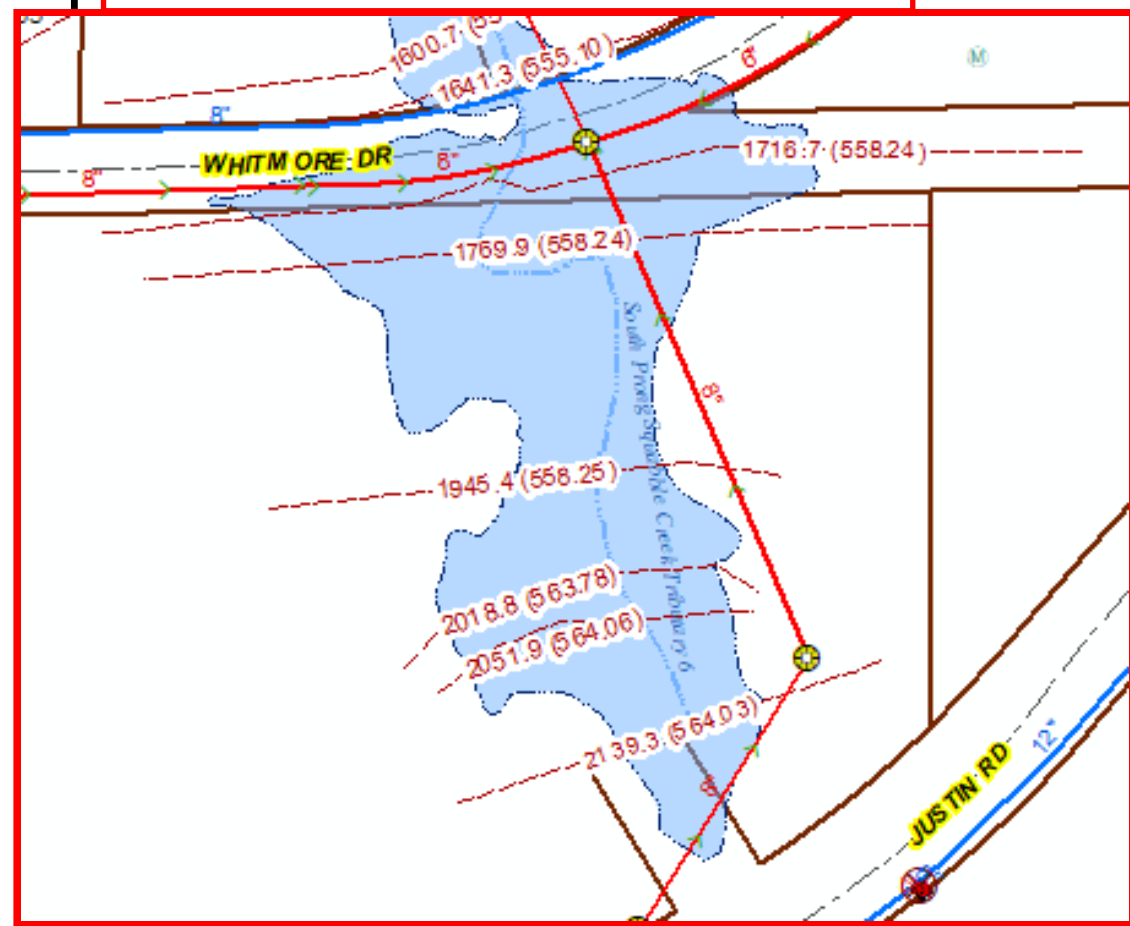
Course: N13°19'46"E Length: 31.67' North: 7,024,092.5660' East: 2,600,410.2223'

Length: 83.32' Radius: 332.50'  
 Delta: 14°21'27" Tangent: 41.88'  
 Chord: 83.10' Course: N6°09'00"E  
 Course In: N76°40'16"W Course Out: N88°58'17"E  
 RP North: 7,024,169.2207' East: 2,600,086.6789'  
 End North: 7,024,175.1897' East: 2,600,419.1253'

Perimeter: 2,187.58' Area: 131,784.66 Sq.Ft. (3.03 Acre)  
 Error Closure: 0.0070 Course: N18°25'52"W  
 Error North : 0.00667 East: -0.00222

Precision 1: 312,511.43

Label Floodplain X-sections and 100-YR Fully developed WSEL for each section. (See image)



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- XF = "X" CUT IN CONCRETE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

**NOTES:**

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
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MATCH LINE SHEET 2

Existing Drainage Easement

Existing Drainage Easement

Existing Drainage Easement

**FINAL PLAT  
BEING A CONVEYANCE PLAT FOR  
DDF9 ADDITION  
LOTS 1-3, BLOCK A  
ARCHIBALD HANNA SURVEY,  
ABSTRACT NO. 99  
FRANCIS HENDERSON SURVEY,  
ABSTRACT NO. 119  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. 2021-\_\_\_\_\_**

**ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY SUIT 800  
HOUSTON, TX 77079  
TEL. NO. (281) 597-9300  
CONTACT: KENNETH CARGILL, P.E.  
KENNETH.CARGILL@KIMLEY-HORN.COM

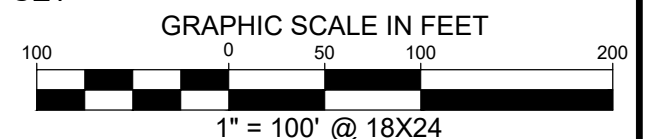
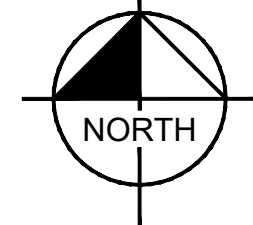
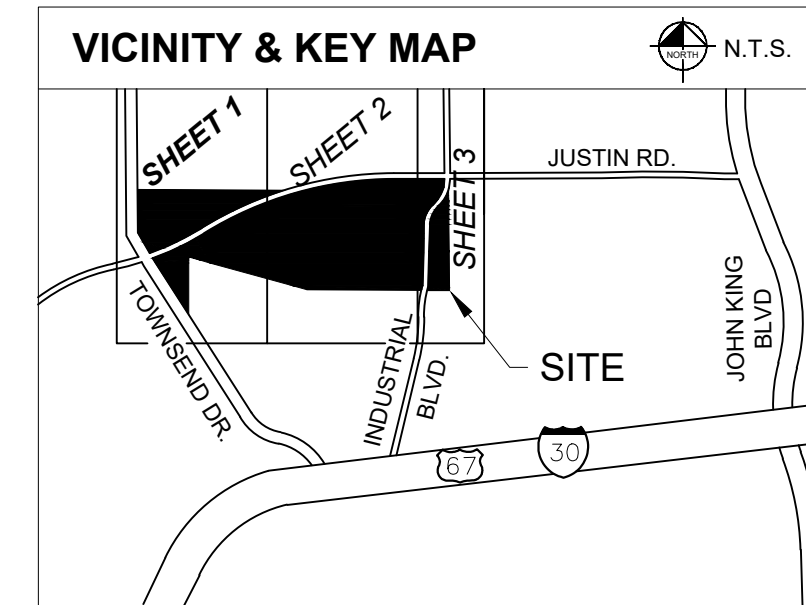
**APPLICANT**  
SEEFRIED INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75243  
TEL. NO. (214)-393-6066  
CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

**OWNER**  
AMAZON.COM SERVICES LLC,  
410 N. TERRY AVENUE  
SEATTLE, WA 98109  
TEL. NO. (206)-266-1000  
NA-REALESTATE@AMAZON.COM

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	1 OF 5



**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- XF = "X" CUT IN CONCRETE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

**NOTES:**

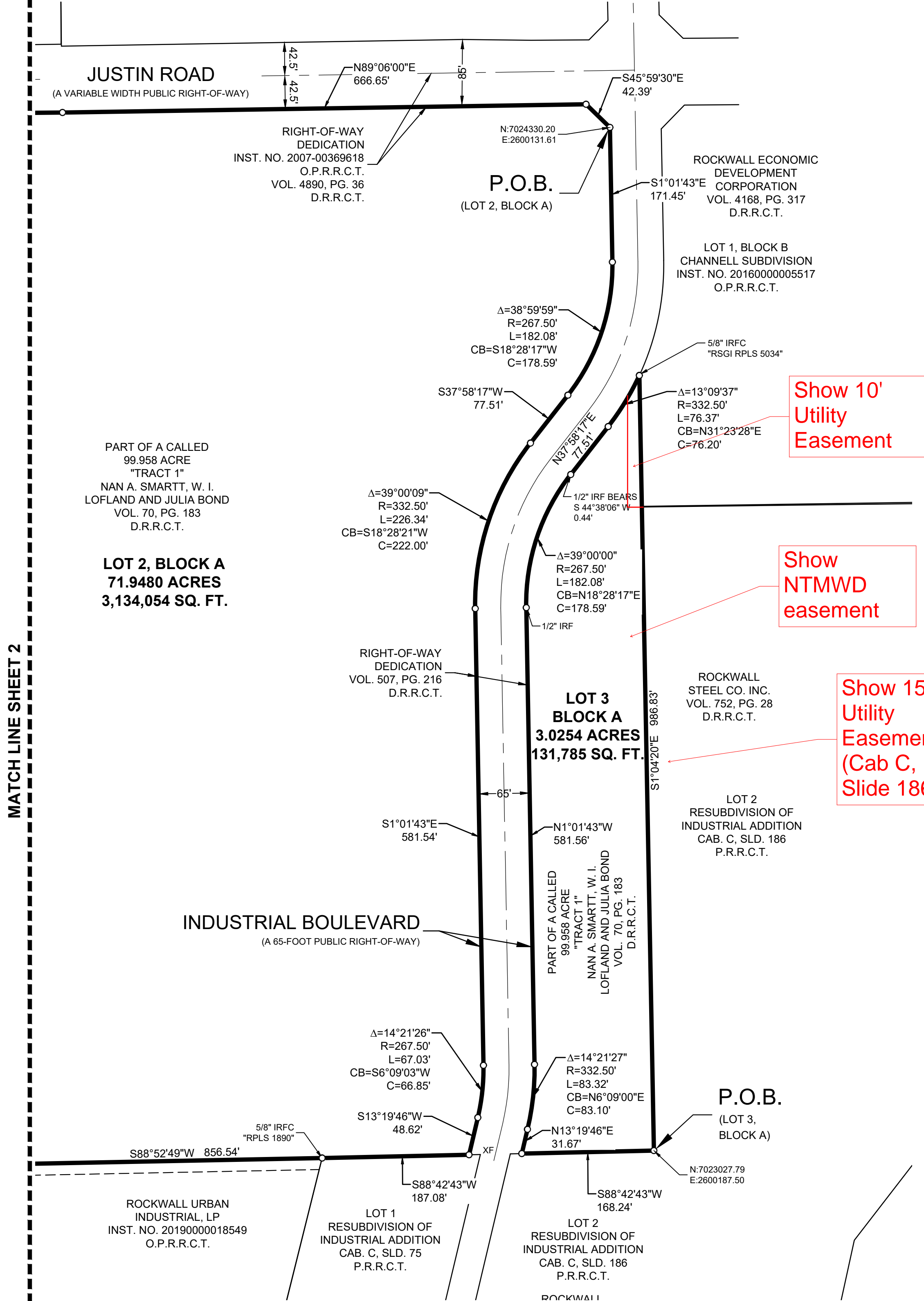
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LOTS 1-3, BLOCK A  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	3 OF 5



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CONTACT: JONATHAN STITES  
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ROCKWALL URBAN INDUSTRIAL, LP  
INST. NO. 20190000018549  
O.P.R.R.C.T.

LOT 1 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 75  
P.R.R.C.T.

LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 186  
P.R.R.C.T.

ROCKWALL STEEL CO. INC.  
VOL. 752, PG. 28  
D.R.R.C.T.

LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION  
CAB. C, SLD. 186  
P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
VOL. 4168, PG. 317  
D.R.R.C.T.

LOT 1, BLOCK B CHANNELL SUBDIVISION  
INST. NO. 20160000005517  
O.P.R.R.C.T.

PART OF A CALLED 99.958 ACRE "TRACT 1"  
NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.

**LOT 2, BLOCK A  
71.9480 ACRES  
3,134,054 SQ. FT.**

**LOT 3  
BLOCK A  
3.0254 ACRES  
131,785 SQ. FT.**

PART OF A CALLED 99.958 ACRE "TRACT 1"  
NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND  
VOL. 70, PG. 183  
D.R.R.C.T.



May 14, 2021

TO: Jonathan Stites  
Seefried Industrial Properties  
3030 LBJ Freeway, Suite 1650  
Dallas, TX 75234

COPY: Real Estate Manager  
Amazon.com Services, LLC.  
410 Terry Avenue N.  
Seattle, WA 98109-5210

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-018; *Final Plat for Lots 1-3, Block A, DDF9 Addition*

Mr. Stites:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 3, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

M - For reference, include the case number (*P2021-018*) in the lower right-hand corner of all pages on future submittals.

I - This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M - Tie at least two (2) corners to city monumentation. [*Chapter 38, Municipal Code of Ordinances*]

M - Page 5; Use the Standard City Signature Block (i.e. Mayor, City Secretary, and City Engineer) for this plat.

Engineering Comments

M - Label Floodplain X-sections and 100-YR Fully developed WSEL for each section. (See markup)

M - Must show the Existing Drainage Easement for the floodplain.

M - Must show the Existing Drainage Easement for the Townsend drainage system.

M - Must show the 10' Utility Easement off of Industrial Blvd.

M - Show the NTMWD Easement off of Industrial.

M - Must show 15' Utility Easement (Cab C, Slide 186)



Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) and Rockwall County shall be addressed prior to submittal of civil engineering plans; and,
- (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 April 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On May 3, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzalez, AICP  
Planning and Zoning Manager