



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

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			
SUBDIVISION	Fit Sport Life Addition	LOT	1
		BLOCK	A
GENERAL LOCATION	Southeast corner of IH 30 and Corporate Crossing		

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

CURRENT ZONING	Commercial C	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Sports Complex
ACREAGE	6.38	LOTS [CURRENT]	0
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Structured REA-Rockwall Land, LLC	<input checked="" type="checkbox"/> APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Stephen Doyle	CONTACT PERSON	Randall Eardley
ADDRESS	171 N Aberdeen Street, Suite 400	ADDRESS	2201 E. Lamar Blvd, Ste 200E
CITY, STATE & ZIP	Chicago, Illinois 60607	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	847-951-8974	PHONE	817-467-7700
E-MAIL	SteveD@structuredrea.com	E-MAIL	RandyE@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$297.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 20 21 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 15th DAY OF July, 20 21.

OWNER'S SIGNATURE

Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

See attached certificate

RWP

MY COMMISSION EXPIRES

**ALL-PURPOSE ACKNOWLEDGMENT**

State/Commonwealth of VIRGINIA )  
 )  
 City  County of Chesapeake City )

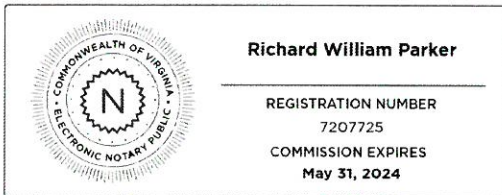
On 07/15/2021 before me, Richard William Parker,  
*Date Notary Name*

personally appeared Stephen M Doyle  
*Name(s) of Signer(s)*

- personally known to me -- OR --
- proved to me on the basis of the oath of \_\_\_\_\_ -- OR --  
*Name of Credible Witness*
- proved to me on the basis of satisfactory evidence: driver license  
*Type of ID Presented*

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: Richard William Parker

Notary Name: Richard William Parker

Notary Commission Number: 7207725

Notary Commission Expires: 05/31/2024

*Notarized online using audio-video communication*

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Development Application

Document Date: N/A Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Stephen M Doyle

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: N/A

- Corporate Officer Title: \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

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- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Structured REA-Rockwell Land, LLC



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

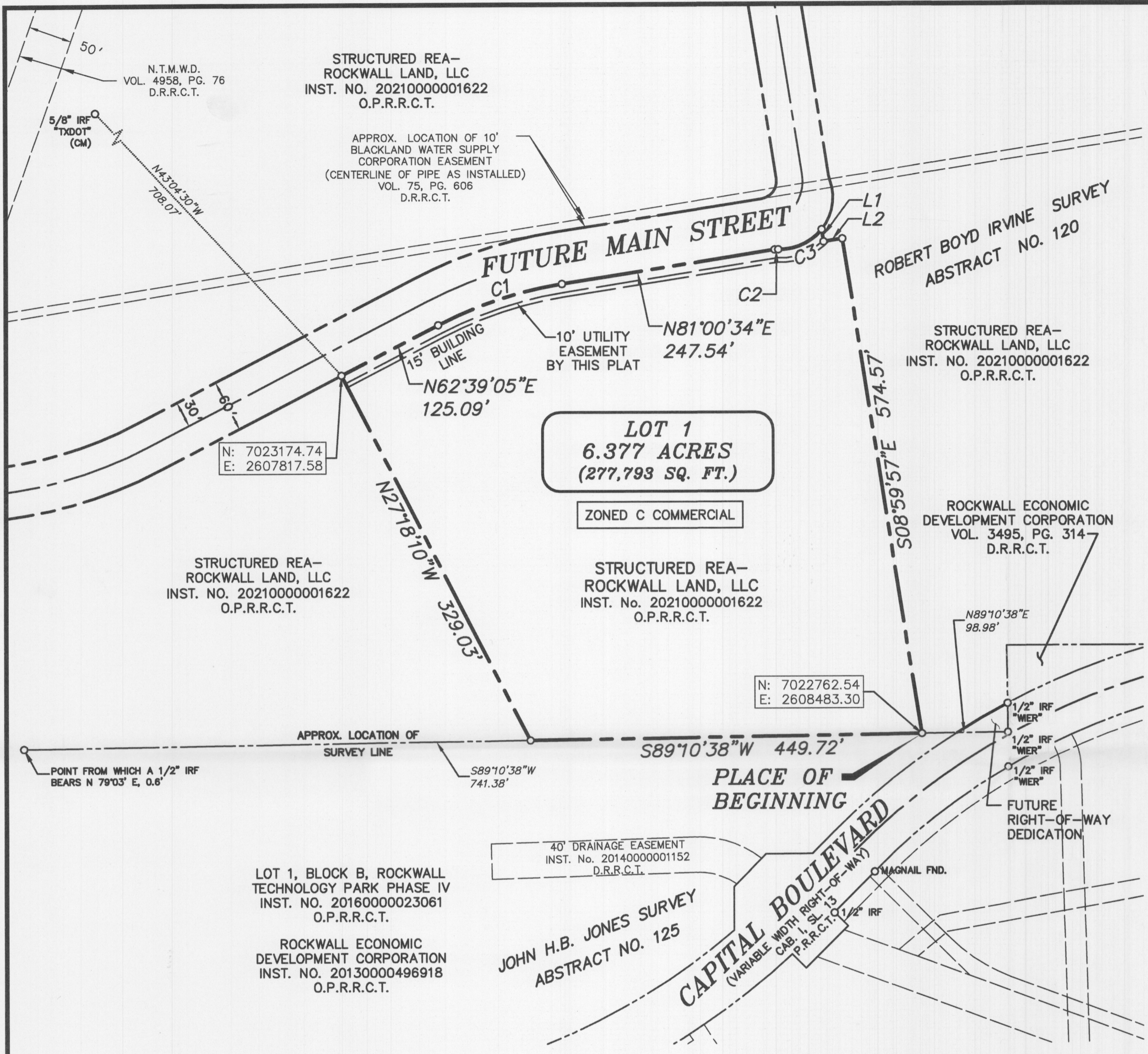
**Review Date:**

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

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

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

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



N: 7023174.74  
E: 2607817.58

N: 7022762.54  
E: 2608483.30

**LOT 1**  
**6.377 ACRES**  
**(277,793 SQ. FT.)**

ZONED C COMMERCIAL

STRUCTURED REA-  
ROCKWALL LAND, LLC  
INST. NO. 20210000001622  
O.P.R.R.C.T.

STRUCTURED REA-  
ROCKWALL LAND, LLC  
INST. No. 20210000001622  
O.P.R.R.C.T.

STRUCTURED REA-  
ROCKWALL LAND, LLC  
INST. NO. 20210000001622  
O.P.R.R.C.T.

ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
VOL. 3495, PG. 314  
D.R.R.C.T.

LOT 1, BLOCK B, ROCKWALL  
TECHNOLOGY PARK PHASE IV  
INST. NO. 20160000023061  
O.P.R.R.C.T.

ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
INST. NO. 20130000496918  
O.P.R.R.C.T.

40' DRAINAGE EASEMENT  
INST. No. 20140000001152  
D.R.R.C.T.

JOHN H.B. JONES SURVEY  
ABSTRACT NO. 125

CAPITAL BOULEVARD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
CAB. 1, 2, 3  
P.R.R.C.T. 1, 2 IRF

MAGNAIL FND.

1/2" IRF  
"WIER"

1/2" IRF  
"WIER"

1/2" IRF  
"WIER"

FUTURE  
RIGHT-OF-WAY  
DEDICATION

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

LINE TABLE		
LINE	BEARING	DIST
L1	S08°54'00"E	14.16'
L2	N81°00'34"E	21.83'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C2	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C3	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'

**OWNER / DEVELOPER**  
Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

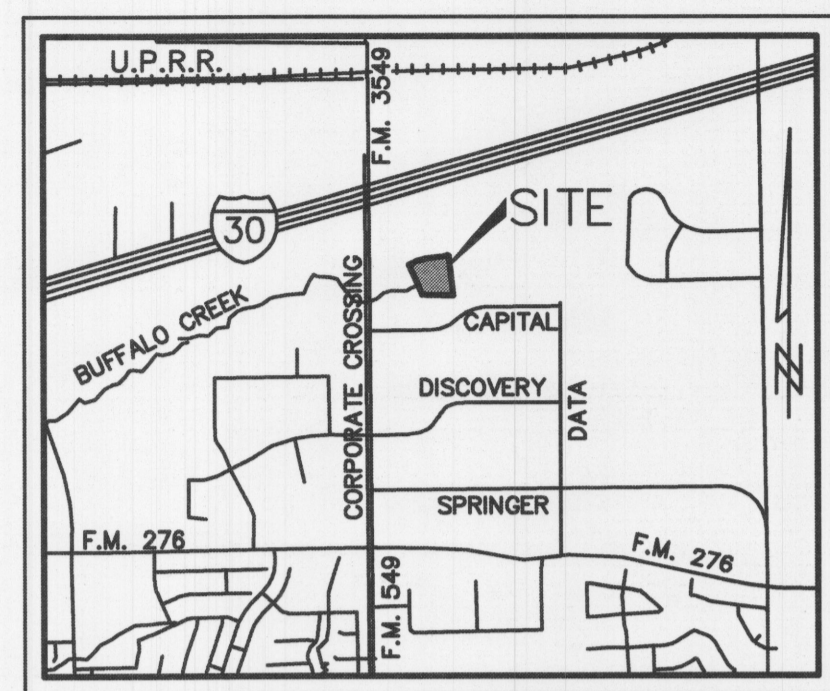
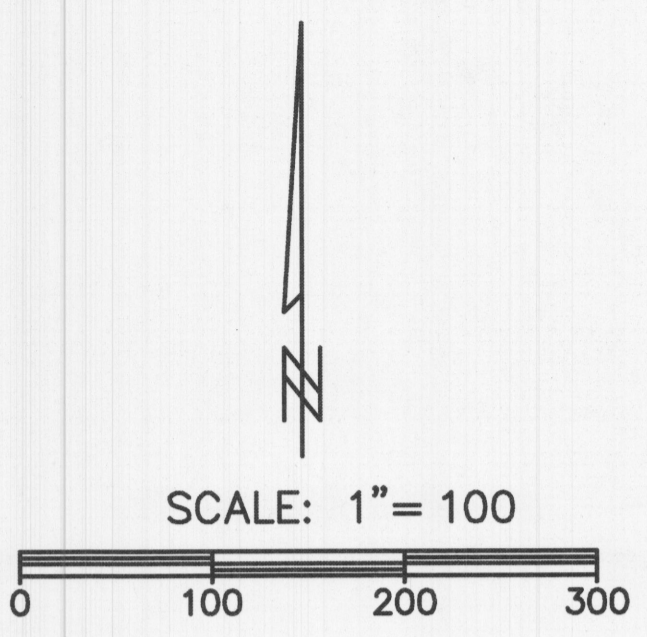
**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT**  
**FIT SPORT LIFE ADDITION**  
**LOT 1, BLOCK B**  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 6.377 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 7/16/2021  
W.A. No. 19144



**\* LEGEND \***  
CM CONTROLLING MONUMENT  
IRF IRON ROD FOUND  
IRS IRON ROD SET W/YELLOW CAP  
STAMPED "WIER & ASSOC INC"

**\* NOTES \***

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
5. 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.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

2021-038

PRINTED: 7/16/2021 5:17:11 PM FILE: WIER-SURVEY.STB LAST SAVED: 7/16/2021 11:17 AM SAVED BY: AARONLS FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

**\* OWNER'S CERTIFICATION \***

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2016000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 449.72 FEET TO A POINT;

THENCE N 27°18'10" W, DEPARTING A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 329.03 FEET A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT" BEARS N 43°04'30" W, 708.07 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 62°39'05" E, 125.09 FEET A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 150.59 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 149.95 FEET TO A POINT;

THENCE N 81°00'34" E, 247.54 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 4.13 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°49'23", AND A CHORD BEARING OF N 86°55'15" E, 4.12 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 57.03 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 54°27'18", AND A CHORD BEARING OF N 65°36'18" E, 54.90 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.377 ACRES (277,793 SQUARE FEET) OF LAND, MORE OR LESS.

**\* SURVEYOR'S STATEMENT \***

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

SURVEYED ON THE GROUND  
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON July 16, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS NO. 6373  
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

THAT, STRUCTURED REA-ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOT 1, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL 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;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

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 DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR WORK DONE; OR

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

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

STRUCTURED REA-ROCKWALL LAND, LLC

NAME  
TITLE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER / DEVELOPER**  
Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

DATE

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ THE DAY OF \_\_\_\_\_, 2021.

WITNESS OUR HANDS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY, CITY OF ROCKWALL

ENGINEER, CITY OF ROCKWALL

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT**  
**FIT SPORT LIFE ADDITION**  
**LOT 1, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 6.377 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 7/16/2021  
W.A. No. 19144



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

**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

SUBDIVISION Fit Sport Life Addition

LOT

1

BLOCK

A

GENERAL LOCATION Southeast corner of IH 30 and Corporate Crossing

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

CURRENT ZONING Commercial C

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Sports Complex

ACREAGE 6.38

LOTS [CURRENT]

0

LOTS [PROPOSED]

1

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

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

OWNER Structured REA-Rockwall Land, LLC

APPLICANT Wier & Associates, Inc.

CONTACT PERSON Stephen Doyle

CONTACT PERSON Randall Eardley

ADDRESS 171 N Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Chicago, Illinois 60607

CITY, STATE & ZIP Arlington, Texas 76006

PHONE 847-951-8974

PHONE 817-467-7700

E-MAIL SteveD@structuredrea.com

E-MAIL RandyE@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$297.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 20 21 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 15th DAY OF July, 20 21.

OWNER'S SIGNATURE

Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


See attached certificate

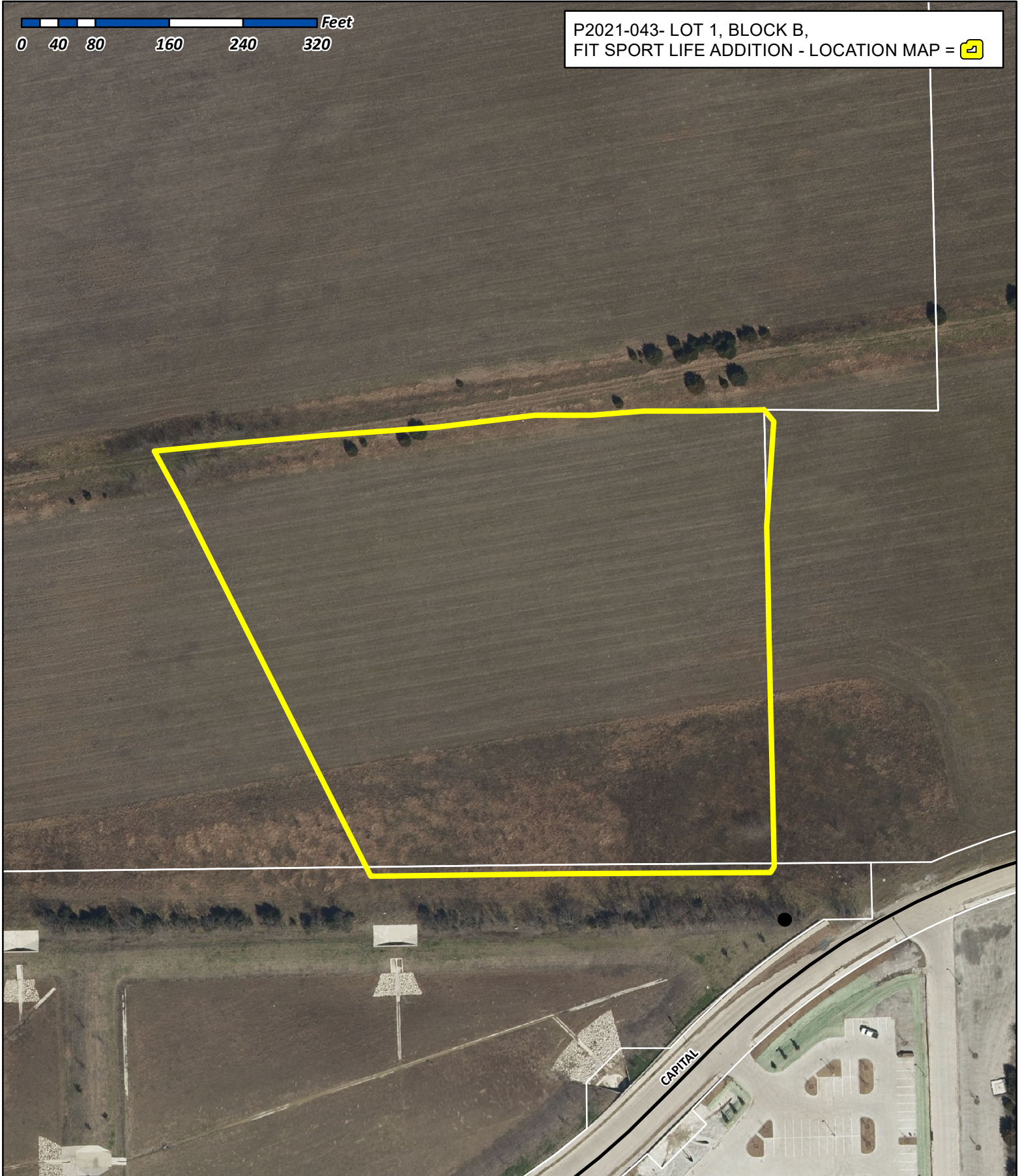
RWP

MY COMMISSION EXPIRES



0 40 80 160 240 320 Feet

P2021-043- LOT 1, BLOCK B,  
FIT SPORT LIFE ADDITION - LOCATION MAP = 

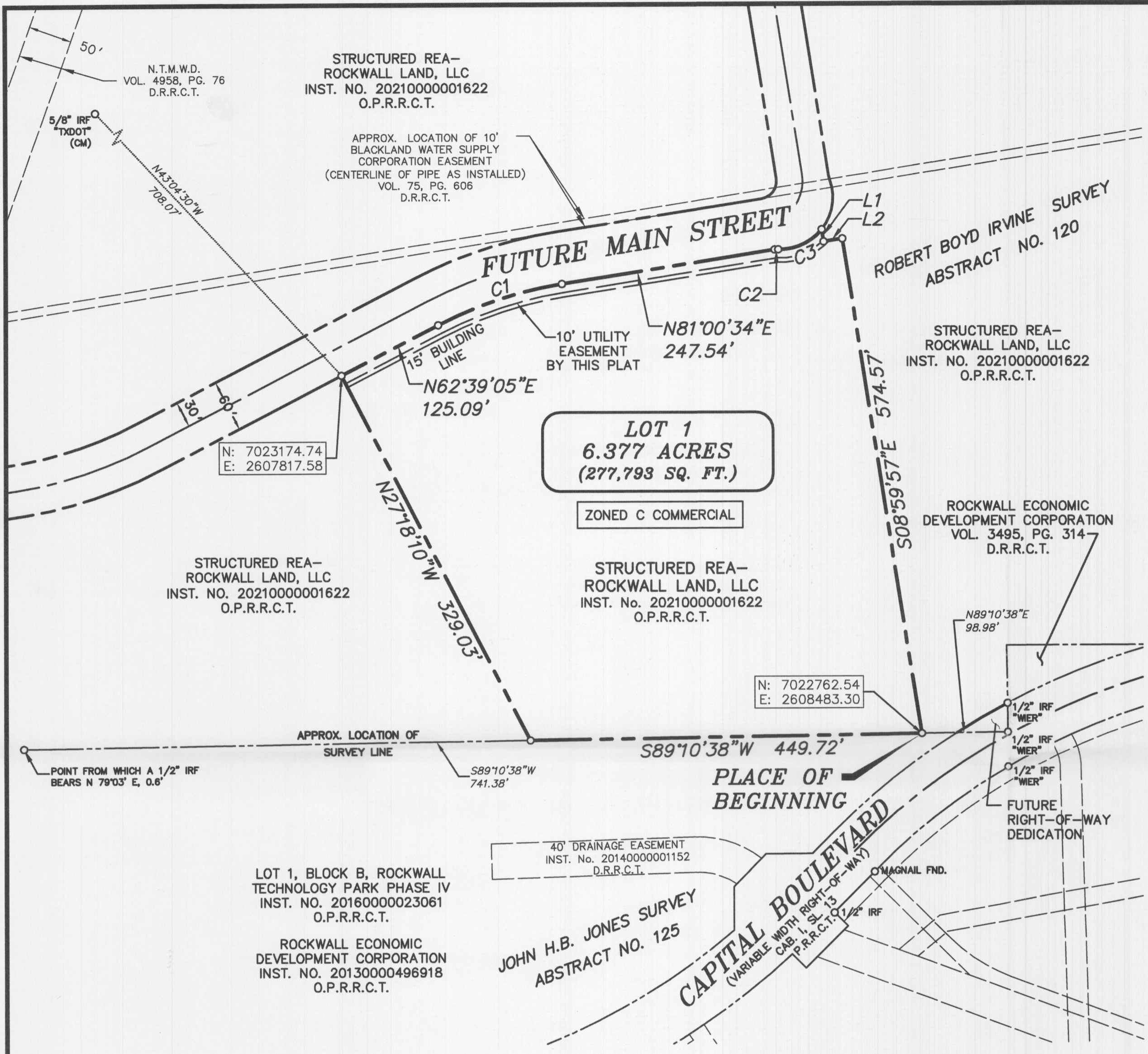


## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.





**LOT 1**  
**6.377 ACRES**  
**(277,793 SQ. FT.)**

ZONED C COMMERCIAL

STRUCTURED REA-  
 ROCKWALL LAND, LLC  
 INST. NO. 20210000001622  
 O.P.R.R.C.T.

STRUCTURED REA-  
 ROCKWALL LAND, LLC  
 INST. NO. 20210000001622  
 O.P.R.R.C.T.

LOT 1, BLOCK B, ROCKWALL  
 TECHNOLOGY PARK PHASE IV  
 INST. NO. 20160000023061  
 O.P.R.R.C.T.

ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 INST. NO. 20130000496918  
 O.P.R.R.C.T.

40' DRAINAGE EASEMENT  
 INST. No. 20140000001152  
 D.R.R.C.T.

JOHN H.B. JONES SURVEY  
 ABSTRACT NO. 125

ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 VOL. 3495, PG. 314  
 D.R.R.C.T.

ROBERT BOYD IRVINE SURVEY  
 ABSTRACT NO. 120

STRUCTURED REA-  
 ROCKWALL LAND, LLC  
 INST. NO. 20210000001622  
 O.P.R.R.C.T.

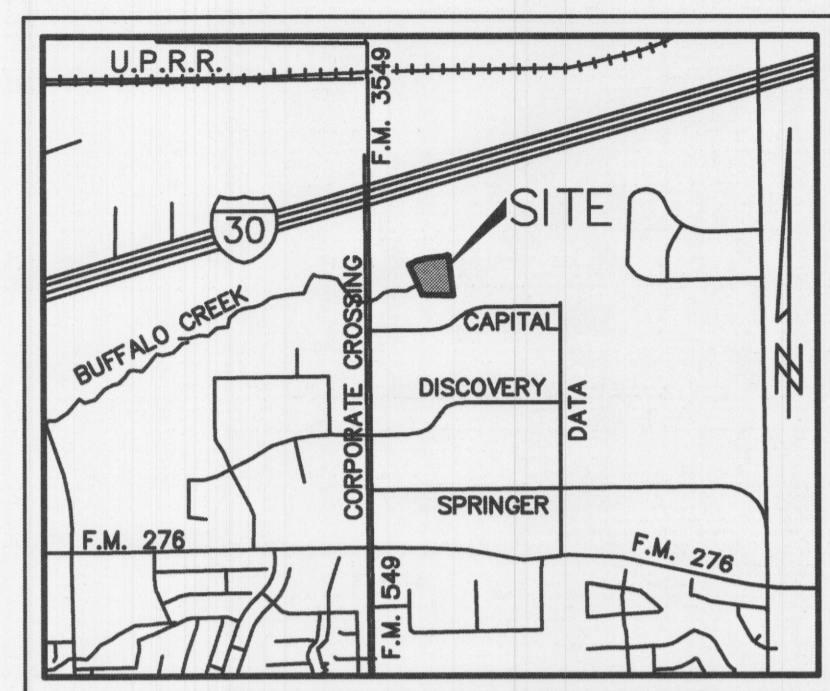
**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
 PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
 RELIED UPON AS A FINAL SURVEY DOCUMENT.

LINE TABLE		
LINE	BEARING	DIST
L1	S08°54'00"E	14.16'
L2	N81°00'34"E	21.83'

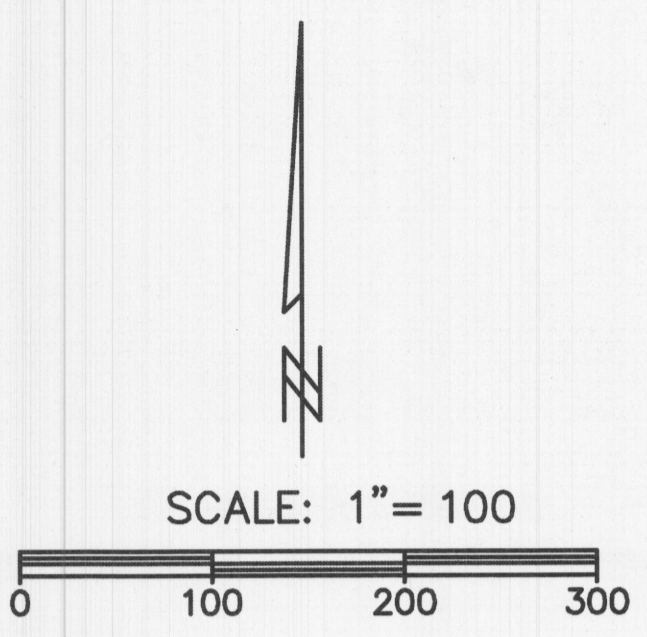
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C2	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C3	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'

**OWNER / DEVELOPER**  
 Structured REA-Rockwall Land, LLC  
 171 N. ABERDEEN STREET, SUITE 400  
 CHICAGO, ILLINOIS 60607  
 CONTACT: STEPHEN DOYLE  
 PH: (847) 951-8974

**ENGINEER / SURVEYOR**  
 WIER & ASSOCIATES, INC.  
 2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006  
 CONTACT: RANDY EARDLEY, P.E.  
 PH: (817) 467-7700  
 FAX: (817) 467-7713



VICINITY MAP  
 NOT TO SCALE



**\* LEGEND \***  
 CM CONTROLLING MONUMENT  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET W/YELLOW CAP  
 STAMPED "WIER & ASSOC INC"

**\* NOTES \***

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
5. 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.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT**  
**FIT SPORT LIFE ADDITION**  
**LOT 1, BLOCK B**  
 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 BEING 6.377 ACRES OF LAND LOCATED IN THE  
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900

2021-038

PRINTED: 7/16/2021 5:17:11 AM FILE: WIER-SURVEY.STB LAST SAVED: 7/16/2021 11:17 AM SAVED BY: AARONLS FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

**\* OWNER'S CERTIFICATION \***

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2016000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 449.72 FEET TO A POINT;

THENCE N 27°18'10" W, DEPARTING A SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 329.03 FEET A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT" BEARS N 43°04'30" W, 708.07 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 62°39'05" E, 125.09 FEET A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 150.59 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 149.95 FEET TO A POINT;

THENCE N 81°00'34" E, 247.54 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 4.13 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 11°49'23", AND A CHORD BEARING OF N 86°55'15" E, 4.12 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 57.03 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 54°27'18", AND A CHORD BEARING OF N 65°36'18" E, 54.90 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.377 ACRES (277,793 SQUARE FEET) OF LAND, MORE OR LESS.

**\* SURVEYOR'S STATEMENT \***

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

SURVEYED ON THE GROUND  
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON July 16, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS NO. 6373  
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

THAT, STRUCTURED REA-ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOT 1, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL 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;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

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 DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR WORK DONE; OR

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

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

STRUCTURED REA-ROCKWALL LAND, LLC

NAME  
TITLE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER / DEVELOPER**  
Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

DATE

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ THE DAY OF \_\_\_\_\_, 2021.

WITNESS OUR HANDS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY, CITY OF ROCKWALL

ENGINEER, CITY OF ROCKWALL

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT**  
**FIT SPORT LIFE ADDITION**  
**LOT 1, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 6.377 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 7/16/2021  
W.A. No. 19144



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### 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:** July 27, 2021  
**APPLICANT:** Randall Eardley, *Wier & Associates, Inc.*  
**SUBJECT:** P2021-043.; *Final Plat for Lots 1 & 2, Block B, Fit Sport Life Addition*

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### **SUMMARY**

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting approval of a Final Plat for a 12.807-acre portion of a larger 31.65-acre parcel of land (*i.e. Lots 1 & 2*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block B, Fit Sport Life Addition*). The applicant will be dedicating the right-of-way for a future public roadway that will extend through the site. In addition, they will need to dedicate a temporary turn around easement at the eastern terminus of the street.
- The subject property was annexed by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. On May 11, 2021, the Planning and Zoning Commission approved a site plan [SP2021-010] for the purpose of developing a ~87,155 SF sports and recreation facility on Lot 2, Block B of the subject property. On May 17, 2021, the City Council approved the applicant's request to preliminary plat a 55.784-acre tract of land (*i.e. a portion of Tract 22 and all of Tracts 22-5 & 24 of the R. Irvine Survey, Abstract No. 120*) into six (6) lots (*i.e. Lots 1-6, Block A, Fit Sport Life Addition*) for the purpose of laying out a proposed non-residential subdivision of land.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for *Lots 1 & 2, Block B, Fit Sport Life Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this Final 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: 7/23/2021

PROJECT NUMBER: P2021-043  
PROJECT NAME: Lots 1 & 2, Block B, Fit Sport Life 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: Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	07/23/2021	Approved w/ Comments

07/23/2021: P2021-043: Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.808-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email [agamez@rockwall.com](mailto:agamez@rockwall.com).
- M.3 For reference, include the case number (P2021-043) 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 Please correct the Title Block to the following:

Final Plat  
Being a Conveyance Plat  
Lots 1 & 2, Block B,  
Fit Sport Life Addition  
An Addition to the City of Rockwall, Rockwall County, Texas  
Being a 12.808 Acres of Land Located in the  
Robert Boyd Irvine Survey, Abstract No. 120,  
Rockwall County, Texas

- M.6 Please correct the first paragraph under the Owner's Certification to the following:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been

notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

M.7 Please remove #7 (Storm Drainage Improvements Statement) from Owners Dedication and add it to the General Notes on Sheet 1.

M.8 Please ensure all Metes and Bounds are correct.

M.9 Please extend the boundary on the temporary access easement.

M.10 Please remove the roadway not within the temporary turn around.

M.11 Please review and correct all items listed by the Engineering Department.

I.11 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 approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 27, 2021.

1.12 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

1.13 The projected City Council Meeting date for this case will be August 2, 2021.

1.14 Please note that once the Conveyance Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: Plat cannot be conveyed as shown since Lot 1 does not have any frontage on a public road. Please reach out to your planning case manager about possibly making the roadway Lot 2 or other alternatives.

07/23/2021: Must include a separate lot and block for the raised median per the engineering plan markups. This land will need to be owned by the community or a single property owner.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/21/2021	Needs Review

07/21/2021: The boundary has a misclosure of 142.176' (grid). Check lot line calls/distances and also the southeast NE coordinate.

Will also be needing the street name submitted for 911 approval when dedicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

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			
SUBDIVISION	Fit Sport Life Addition	LOT	1
		BLOCK	A
GENERAL LOCATION	Southeast corner of IH 30 and Corporate Crossing		

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

CURRENT ZONING	Commercial C	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Sports Complex
ACREAGE	6.38	LOTS [CURRENT]	0
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Structured REA-Rockwall Land, LLC	<input checked="" type="checkbox"/> APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Stephen Doyle	CONTACT PERSON	Randall Eardley
ADDRESS	171 N Aberdeen Street, Suite 400	ADDRESS	2201 E. Lamar Blvd, Ste 200E
CITY, STATE & ZIP	Chicago, Illinois 60607	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	847-951-8974	PHONE	817-467-7700
E-MAIL	SteveD@structuredrea.com	E-MAIL	RandyE@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$297.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 20 21 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 15th DAY OF July, 20 21.

OWNER'S SIGNATURE Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

See attached certificate RWP



MY COMMISSION EXPIRES





P2021-043- LOTS 1 & 2, BLOCK B, FIT SPORT LIFE ADDITION  
 FINAL PLAT - LOCATION MAP = [icon]

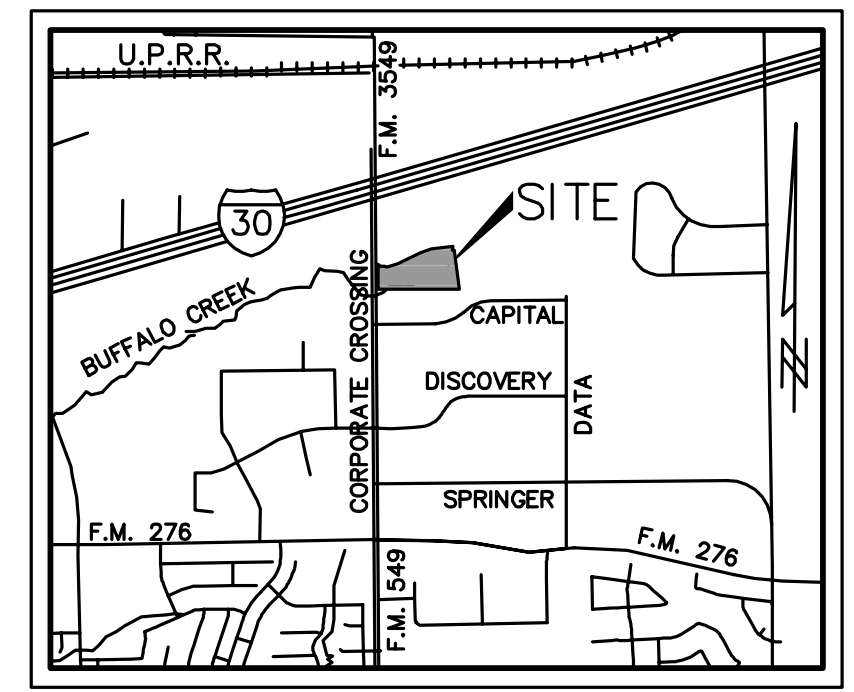
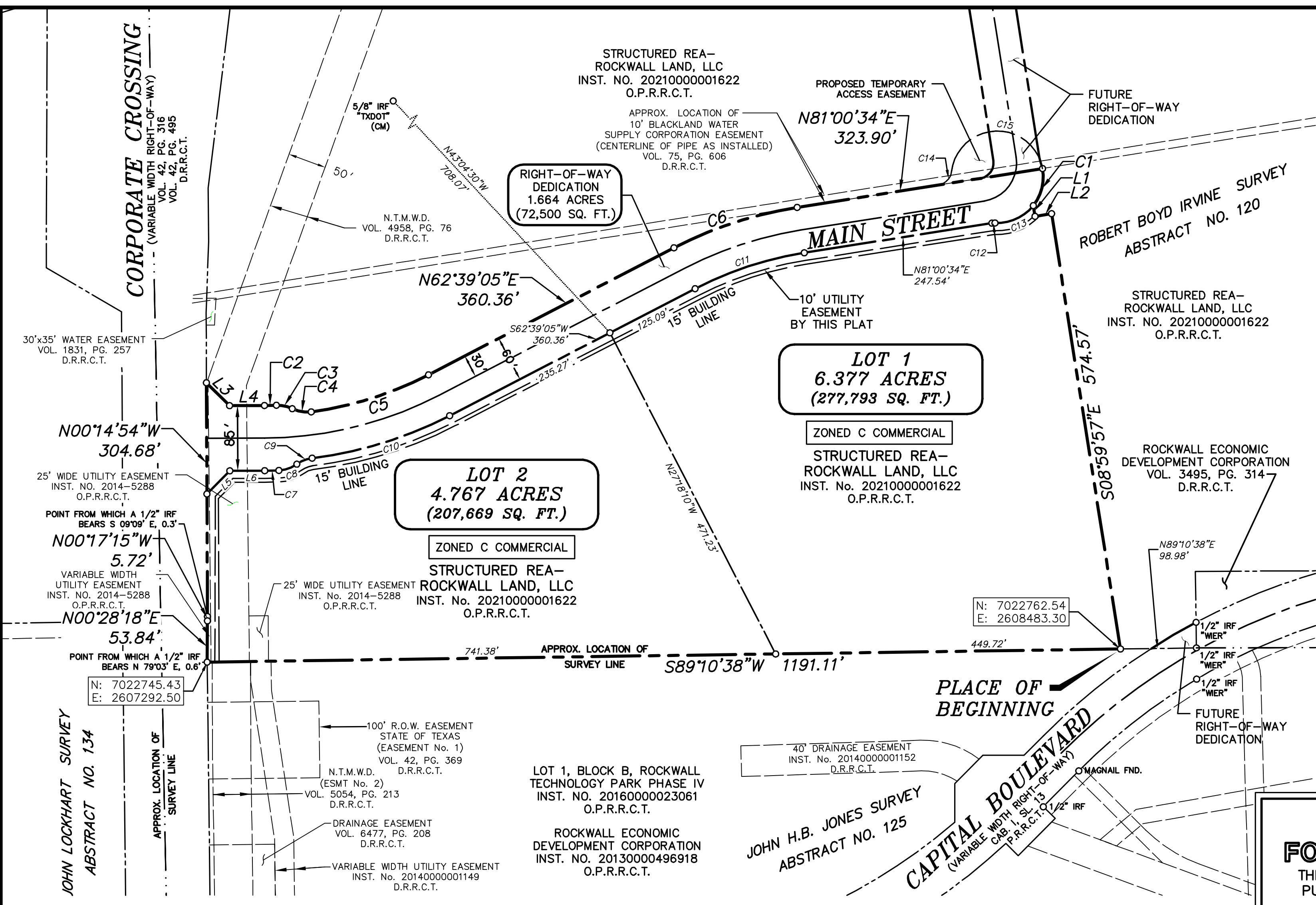


# City of Rockwall

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.





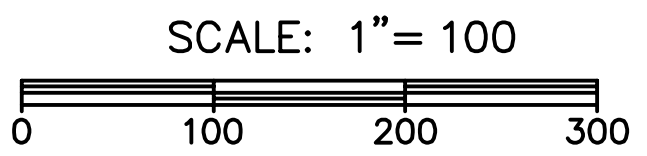
VICINITY MAP  
NOT TO SCALE

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	51.30'	60.00'	48°59'20"	S13°52'59"W	49.75'
C2	15.59'	457.50'	1°57'08"	N88°46'32"E	15.59'
C3	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C4	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C5	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C6	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C7	18.48'	542.50'	1°57'08"	N88°46'32"E	18.48'
C8	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C9	21.64'	42.50'	29°10'15"	S68°27'40"W	21.41'
C10	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C11	150.59'	470.00'	18°21'29"	S71°49'49"W	149.95'
C12	4.13'	20.00'	11°49'23"	S86°55'15"W	4.12'
C13	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C14	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C15	170.32'	60.00'	162°38'33"	S88°04'02"W	118.63'

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- \*NOTES\***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
  3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
  4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
  5. 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.
  6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

**\*LEGEND\***  
 CM CONTROLLING MONUMENT  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET W/YELLOW CAP  
 STAMPED "WIER & ASSOC INC"



LINE TABLE		
LINE	BEARING	DIST
L1	S08°54'00"E	14.16'
L2	N81°00'34"E	21.83'
L3	S45°14'54"E	42.43'
L4	N89°45'06"E	45.46'
L5	S44°45'06"W	42.43'
L6	S89°45'06"W	45.46'

**OWNER / DEVELOPER**  
 Structured REA-Rockwall Land, LLC  
 171 N. ABERDEEN STREET, SUITE 400  
 CHICAGO, ILLINOIS 60607  
 CONTACT: STEPHEN DOYLE  
 PH: (847) 951-8974

**ENGINEER / SURVEYOR**  
 WIER & ASSOCIATES, INC.  
 2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006  
 CONTACT: RANDY EARDLEY, P.E.  
 PH: (817) 467-7700  
 FAX: (817) 467-7713

**FINAL PLAT  
BEING A CONVEYANCE PLAT  
FIT SPORT LIFE ADDITION  
LOTS 1 & 2, BLOCK B**  
 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 BEING 12.809 ACRES OF LAND LOCATED IN THE  
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900

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\* OWNER'S CERTIFICATION \*

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2016000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1191.11 FEET TO A POINT IN THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS N 79°03' E, 0.6 FEET;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°28'18" E, 53.84 FEET TO A POINT;
- 2) N 00°17'15" W, 5.72 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 09°09' E, 0.3 FEET;
- 3) N 00°14'54" W, 304.68 FEET TO A POINT;

THENCE S 45°14'54" E, DEPARTING THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING, 42.43 FEET A POINT;

THENCE N 89°45'06" E, 45.46 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF N 88°46'32" E, 15.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF S 77°47'18" E, 21.16 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF S 80°32'20" E, 25.08 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF N 72°28'30" E, 160.38 FEET TO A POINT;

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 169.09 FEET TO A POINT;

THENCE N 81°00'34" E, 323.90 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 51.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF S 13°52'59" W, 49.75 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.809 ACRES (557,962 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

THAT, STRUCTURED REA-ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOTS 1 AND 2, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL 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;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

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 DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR WORK DONE; OR

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

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

STRUCTURED REA-ROCKWALL LAND, LLC

NAME  
TITLE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MY COMMISSION EXPIRES:

NOTARY SIGNATURE

\* SURVEYOR'S STATEMENT \*

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

SURVEYED ON THE GROUND  
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON July 22, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS NO. 6373  
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MY COMMISSION EXPIRES:

NOTARY SIGNATURE

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

DATE

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ THE DAY OF \_\_\_\_\_, 2021.

WITNESS OUR HANDS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
CITY SECRETARY, CITY OF ROCKWALL

\_\_\_\_\_  
ENGINEER, CITY OF ROCKWALL

**FINAL PLAT  
BEING A CONVEYANCE PLAT  
FIT SPORT LIFE ADDITION  
LOT 1 & 2, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 12.809 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER  
Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

ENGINEER / SURVEYOR  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

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# 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

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**TO:** Mayor and City Council  
**DATE:** August 2, 2021  
**APPLICANT:** Randall Eardley, *Wier & Associates, Inc.*  
**SUBJECT:** P2021-043; *Final Plat for Lots 1 & 2, Block B, Fit Sport Life Addition*

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### **SUMMARY**

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting approval of a Final Plat for a 12.807-acre portion of a larger 31.65-acre parcel of land (*i.e. Lots 1 & 2*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block B, Fit Sport Life Addition*). The applicant will be dedicating the right-of-way for a future public roadway that will extend through the site. In addition, they will need to dedicate a temporary turn around easement at the eastern terminus of the street.
- The subject property was annexed by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. On May 11, 2021, the Planning and Zoning Commission approved a site plan [SP2021-010] for the purpose of developing a ~87,155 SF sports and recreation facility on Lot 2, Block B of the subject property. On May 17, 2021, the City Council approved the applicant's request to preliminary plat a 55.784-acre tract of land (*i.e. a portion of Tract 22 and all of Tracts 22-5 & 24 of the R. Irvine Survey, Abstract No. 120*) into six (6) lots (*i.e. Lots 1-6, Block A, Fit Sport Life Addition*) for the purpose of laying out a proposed non-residential subdivision of land.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block B, Fit Sport Life Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this *Final 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 July 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 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

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			
SUBDIVISION	Fit Sport Life Addition	LOT	1
		BLOCK	A
GENERAL LOCATION	Southeast corner of IH 30 and Corporate Crossing		

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

CURRENT ZONING	Commercial C	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Sports Complex
ACREAGE	6.38	LOTS [CURRENT]	0
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Structured REA-Rockwall Land, LLC	<input checked="" type="checkbox"/> APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Stephen Doyle	CONTACT PERSON	Randall Eardley
ADDRESS	171 N Aberdeen Street, Suite 400	ADDRESS	2201 E. Lamar Blvd, Ste 200E
CITY, STATE & ZIP	Chicago, Illinois 60607	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	847-951-8974	PHONE	817-467-7700
E-MAIL	SteveD@structuredrea.com	E-MAIL	RandyE@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$297.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 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 15th DAY OF July, 2021.

OWNER'S SIGNATURE Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

See attached certificate RWP



MY COMMISSION EXPIRES



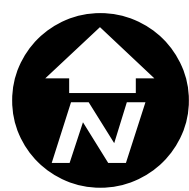
P2021-043- LOTS 1 & 2, BLOCK B, FIT SPORT LIFE ADDITION  
 FINAL PLAT - LOCATION MAP = [icon]

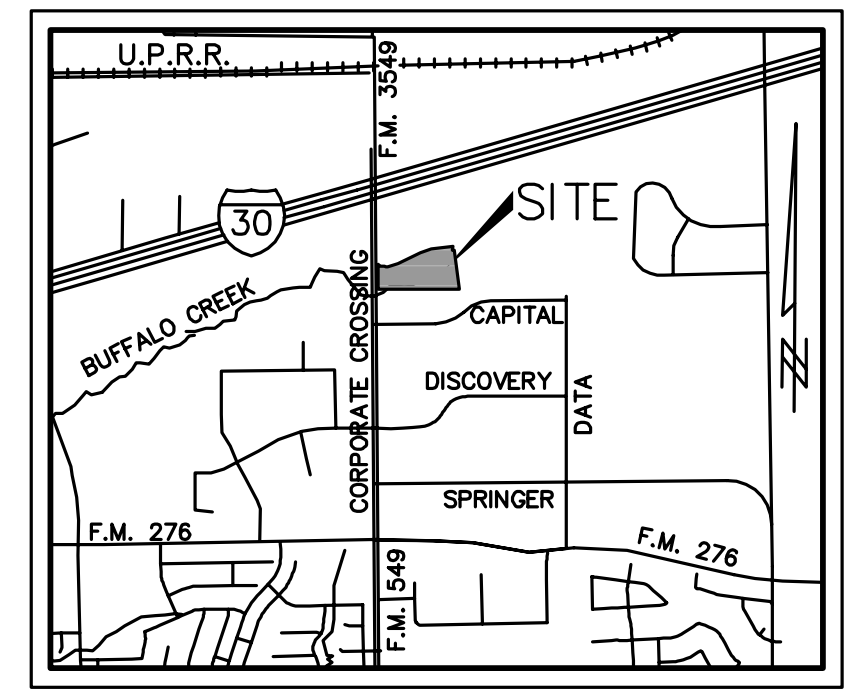
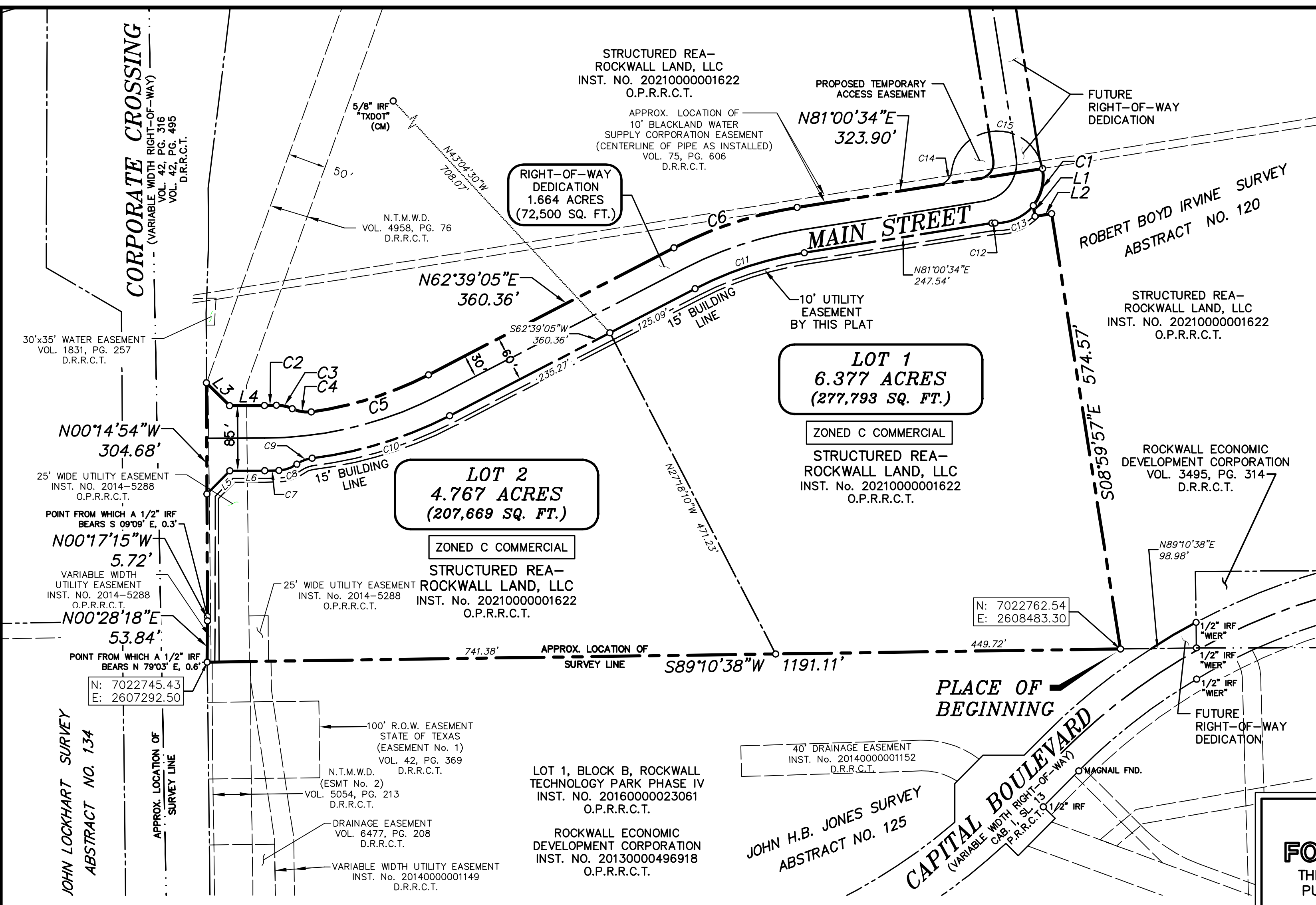


# City of Rockwall

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.





VICINITY MAP  
NOT TO SCALE

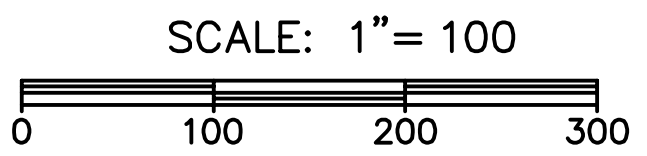
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	51.30'	60.00'	48°59'20"	S13°52'59"W	49.75'
C2	15.59'	457.50'	1°57'08"	N88°46'32"E	15.59'
C3	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C4	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C5	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C6	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C7	18.48'	542.50'	1°57'08"	N88°46'32"E	18.48'
C8	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C9	21.64'	42.50'	29°10'15"	S68°27'40"W	21.41'
C10	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C11	150.59'	470.00'	18°21'29"	S71°49'49"W	149.95'
C12	4.13'	20.00'	11°49'23"	S86°55'15"W	4.12'
C13	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C14	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C15	170.32'	60.00'	162°38'33"	S88°04'02"W	118.63'

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- \*NOTES\***
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
  - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
  - THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
  - 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.
  - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

**\*LEGEND\***

CM CONTROLLING MONUMENT  
IRF IRON ROD FOUND  
IRS IRON ROD SET W/YELLOW CAP  
STAMPED "WIER & ASSOC INC"



LINE TABLE		
LINE	BEARING	DIST
L1	S08°54'00"E	14.16'
L2	N81°00'34"E	21.83'
L3	S45°14'54"E	42.43'
L4	N89°45'06"E	45.46'
L5	S44°45'06"W	42.43'
L6	S89°45'06"W	45.46'

**OWNER / DEVELOPER**  
Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**FINAL PLAT**  
**BEING A CONVEYANCE PLAT**  
**FIT SPORT LIFE ADDITION**  
**LOTS 1 & 2, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 12.809 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 7/22/2021 2:28 PM LAST SAVED: 7/22/2021 2:28 PM FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



\* OWNER'S CERTIFICATION \*

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2016000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1191.11 FEET TO A POINT IN THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS N 79°03' E, 0.6 FEET;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°28'18" E, 53.84 FEET TO A POINT;
- 2) N 00°17'15" W, 5.72 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 09°09' E, 0.3 FEET;
- 3) N 00°14'54" W, 304.68 FEET TO A POINT;

THENCE S 45°14'54" E, DEPARTING THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING, 42.43 FEET A POINT;

THENCE N 89°45'06" E, 45.46 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF N 88°46'32" E, 15.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF S 77°47'18" E, 21.16 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF S 80°32'20" E, 25.08 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF N 72°28'30" E, 160.38 FEET TO A POINT;

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 169.09 FEET TO A POINT;

THENCE N 81°00'34" E, 323.90 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 51.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF S 13°52'59" W, 49.75 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.809 ACRES (557,962 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

THAT, STRUCTURED REA-ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOTS 1 AND 2, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL 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;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

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 DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR WORK DONE; OR

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

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

STRUCTURED REA-ROCKWALL LAND, LLC

NAME  
TITLE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_ MY COMMISSION EXPIRES:

NOTARY SIGNATURE

\* SURVEYOR'S STATEMENT \*

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

SURVEYED ON THE GROUND  
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON July 22, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS NO. 6373  
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS  
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_ MY COMMISSION EXPIRES:

NOTARY SIGNATURE

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

DATE

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ THE DAY OF \_\_\_\_\_, 2021.

WITNESS OUR HANDS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
CITY SECRETARY, CITY OF ROCKWALL

\_\_\_\_\_  
ENGINEER, CITY OF ROCKWALL

**FINAL PLAT  
BEING A CONVEYANCE PLAT  
FIT SPORT LIFE ADDITION  
LOT 1 & 2, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 12.809 ACRES OF LAND LOCATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
ROCKWALL COUNTY, TEXAS  
CASE NO.: P2021-XXX

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**

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

OWNER / DEVELOPER

Structured REA-Rockwall Land, LLC  
171 N. ABERDEEN STREET, SUITE 400  
CHICAGO, ILLINOIS 60607  
CONTACT: STEPHEN DOYLE  
PH: (847) 951-8974

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

PRINTED: 7/22/2021 5TB FILE: WIER-SURVEY-STB LAST SAVED: 7/22/2021 2:28 PM SAVED BY: AARONLS FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



August 17, 2021

TO: Randall Eardley  
Wier & Associates, Inc.  
2201 E. Lamar Blvd., Suite 200E  
Arlington, TX 76006

CC: Stephen Doyle  
Structured REA-Rockwall Land, LLC  
171 N. Aberdeen Street, Suite 400  
Chicago, IL 60607

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

SUBJECT: P2021-043; Lots 1 & 2, Block B, Fit Sport Life Addition

Mr. Eardley:

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 August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this 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 July 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 7-0.

City Council

On August 2, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$134.00\* for the filing fees made out to the *Rockwall County Clerk's Office*. (\* additional \$4.00/tax certificate)

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1<sup>st</sup>* and *December 31<sup>st</sup>*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the

property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



Angelica Gamez  
Planning Coordinator