



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-061 P&Z DATE 12/14/21 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

LOTS [PROPOSED]

4

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, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 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 \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 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 16th DAY OF November, 2021.

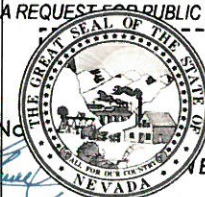
OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF Nevada

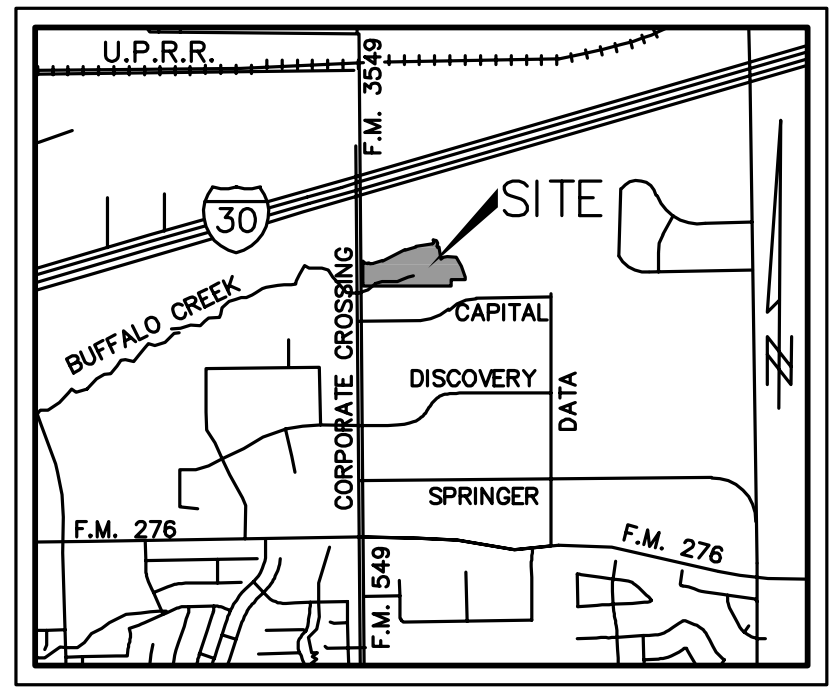
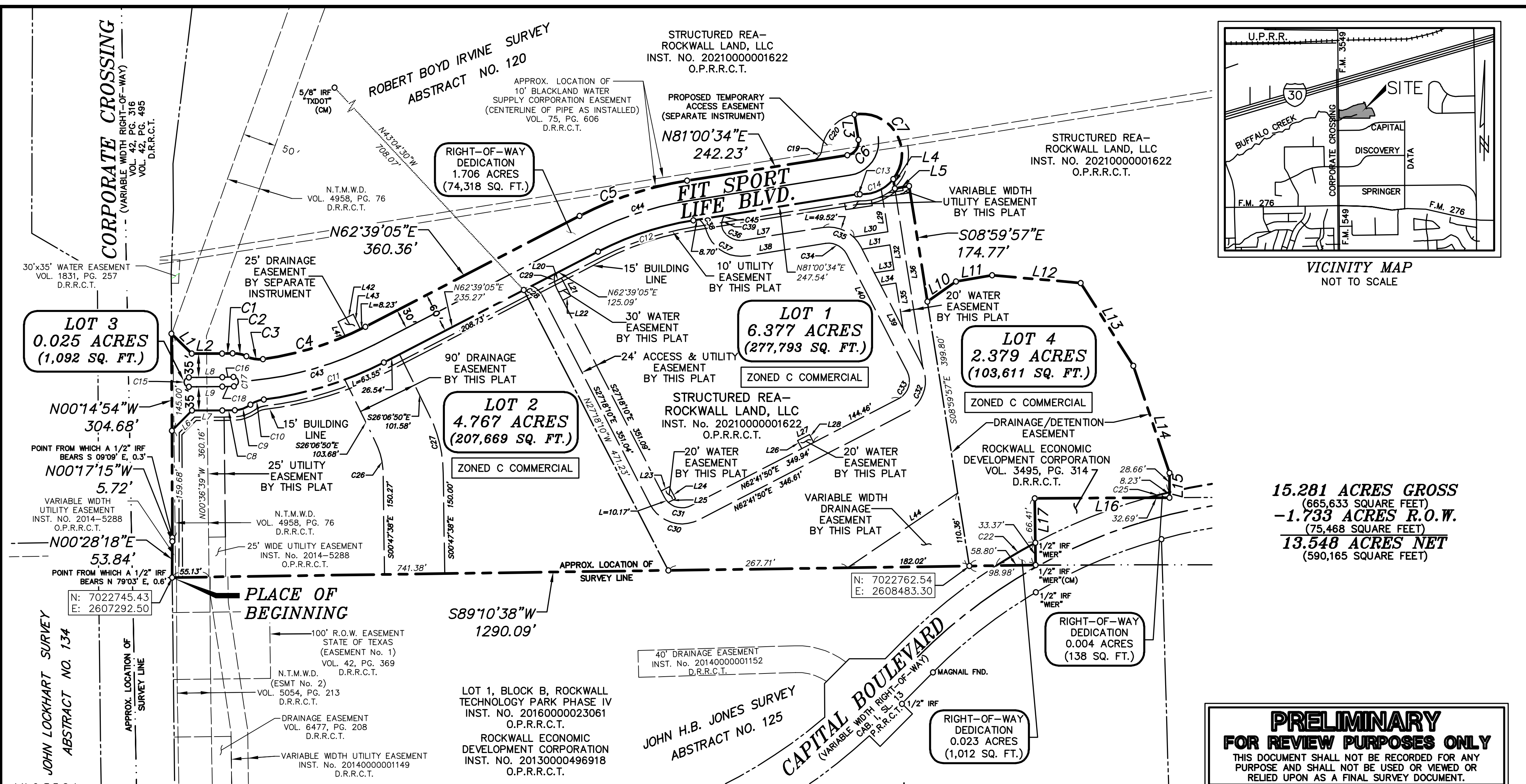
LAZARO OSVALDO LEON CERVINO



LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC

STATE OF NEVADA
Appt. No. 21-4351-01

EXPIRES
Expires May 10, 2025



15.281 ACRES GROSS
 (865,633 SQUARE FEET)
-1.733 ACRES R.O.W.
 (75,468 SQUARE FEET)
13.548 ACRES NET
 (590,165 SQUARE FEET)

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.

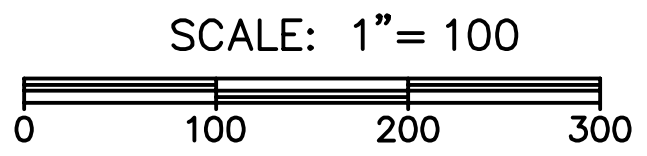
- * NOTES ***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X"; "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED 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 ADMINISTRATED BY ALLTERRA CENTRAL, INC.
 4. 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.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

*** LEGEND ***

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



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

PREPARED BY:
WIA MER & 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.MerAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900
 P2021-____

SHEET 1 OF 3 DATE: 11/16/2021
 W.A. No. 19144

PRINTED: 11/16/2021 1:59 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

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. 20210000001622, 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, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER 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 NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, 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 REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", 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, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

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

LINE TABLE		
LINE	BEARING	DIST
L1	S45°14'54"E	42.43'
L2	N89°45'06"E	45.46'
L3	N08°57'11"W	38.29'
L4	S08°54'00"E	14.16'
L5	N81°00'34"E	21.83'
L6	N44°45'06"E	42.43'
L7	N89°45'06"E	45.46'
L8	N89°45'06"E	50.00'
L9	S89°45'06"W	50.00'
L10	N54°39'20"E	52.10'
L11	N80°17'39"E	54.95'
L12	S85°03'35"E	132.91'
L13	S32°19'41"E	146.58'
L14	S18°41'36"E	168.85'
L15	S00°16'13"E	36.89'
L16	S89°43'47"W	201.46'
L17	S00°42'17"E	99.78'
L20	N62°36'14"E	11.83'
L21	S27°23'46"E	30.19'
L22	S62°36'14"W	13.53'
L23	S62°36'14"W	13.48'

LINE TABLE		
LINE	BEARING	DIST
L24	S27°23'46"E	20.00'
L25	S62°36'14"W	11.81'
L26	S26°47'35"E	13.59'
L27	S63°12'25"W	20.00'
L28	N26°47'35"W	13.41'
L29	N08°54'02"W	64.21'
L30	N81°06'00"E	51.90'
L31	N81°06'00"E	42.10'
L32	N08°54'00"W	37.68'
L33	N81°06'00"E	29.57'
L34	S81°06'00"W	22.91'
L35	N08°54'00"W	68.86'
L36	N08°54'00"W	269.39'
L37	S81°00'34"W	120.22'
L38	S81°00'34"W	119.33'
L39	N27°18'10"W	196.71'
L40	N27°18'10"W	197.57'
L41	S25°37'07"E	24.31'
L42	N63°53'10"E	25.00'
L43	S25°37'07"E	24.87'
L44	N55°52'49"E	198.99'

FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

WIA PREPARED BY:
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

P2021-____

SHEET 2 OF 3

DATE: 11/16/2021
W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY-STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: WIER-SURVEY-STB BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

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 November 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: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-_____

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

P2021-_____

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	15.59'	457.50'	1'57'08"	N88°46'32"E	15.59'
C2	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C3	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C4	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C5	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C6	31.40'	20.00'	89°57'45"	N36°01'41"E	28.27'
C7	145.53'	60.00'	138°58'09"	S31°06'26"E	112.39'
C8	18.48'	542.50'	1'57'08"	N88°46'32"E	18.48'
C9	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C10	21.64'	42.50'	29°10'15"	N68°27'40"E	21.41'
C11	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C12	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C13	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C14	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C15	21.99'	7.00'	180°00'00"	N00°14'54"W	14.00'
C16	16.80'	493.00'	1'57'08"	N88°46'32"E	16.80'
C17	21.99'	7.00'	180°00'00"	S02°12'02"E	14.00'
C18	17.27'	507.00'	1'57'08"	S88°46'32"W	17.27'
C19	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C20	76.09'	60.00'	72°39'45"	N43°04'38"E	71.09'
C22	67.69'	832.50'	4°39'31"	S59°37'37"W	67.67'
C25	33.71'	832.50'	2°19'12"	S75°35'29"W	33.71'
C28	21.93'	30.00'	41°53'34"	S48°14'57"E	21.45'
C29	21.91'	30.00'	41°50'42"	S06°22'49"E	21.43'
C30	84.82'	54.00'	90°00'00"	S72°18'10"E	76.37'
C31	47.12'	30.00'	90°00'00"	S72°18'10"E	42.43'
C32	87.44'	54.06'	92°40'05"	N18°09'09"E	78.21'
C33	45.55'	30.08'	86°46'00"	S16°08'31"W	41.32'
C34	37.54'	30.00'	71°41'16"	N63°08'48"W	35.13'
C35	67.56'	54.00'	71°41'16"	N63°08'48"W	63.24'
C36	33.13'	30.00'	63°16'43"	N67°21'05"W	31.47'
C37	75.79'	53.90'	80°34'15"	N58°47'48"W	69.70'
C38	22.11'	33.53'	37°47'22"	N31°44'52"W	21.71'
C39	18.65'	20.00'	53°26'33"	N08°59'26"W	17.99'
C45	7.90'	30.00'	15°05'21"	N25°16'31"E	7.88'

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.

Map-Check FPLATMNB 11/12/21 12:32:59 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.
	5000.00000	5000.00000			1
N 00-28-18 E	53.84	5053.83818	5000.44321		2
N 00-17-15 W	5.72	5059.55810	5000.41451		3
N 00-14-54 W	304.68	5364.23524	4999.09396		4
S 45-14-54 E	42.43	5334.36302	5029.22626		5
N 89-45-06 E	45.46	5334.56005	5074.68583		6

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

N 00-14-54 W	457.50	5792.05576	5072.70379	0.000	7	PC->RP
S 02-12-02 E	457.50	5334.89318	5090.27152		8	RP->PT
N 88-46-32 E	15.59	5334.89318	5090.27152		8	PC->PT

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

S 02-12-00 E	42.50	5292.42450	5091.90293		9	PC->RP
N 26-37-24 E	42.50	5330.41834	5110.94810		10	RP->PT
S 77-47-18 E	21.16	5330.41834	5110.94810		10	PC->PT

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

N 26-37-22 E	42.50	5368.41229	5129.99304		11	PC->RP
S 07-42-02 E	42.50	5326.29557	5135.68794		12	RP->PT
S 80-32-20 E	25.08	5326.29557	5135.68794		12	PC->PT

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

N 07-42-04 W	470.00	5792.05634	5072.70458		13	PC->RP
S 27-20-56 E	470.00	5374.58995	5288.62543		14	RP->PT

N 72-28-30 E 160.38 5374.58995 5288.62543 14 PC->PT
N 62-39-05 E 360.36 5540.14053 5608.70719 15

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E 530.00 5069.38119 5852.19364 16 PC->RP
N 08-59-26 W 530.00 5592.86974 5769.37011 17 RP->PT

N 71-49-49 E 169.09 5592.86974 5769.37011 17 PC->PT
N 81-00-34 E 242.23 5630.72343 6008.62410 18

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W 20.00 5650.47748 6005.49722 19 PC->RP
N 81-03-03 E 20.00 5653.58863 6025.25376 20 RP->PT

N 36-01-41 E 28.27 5653.58863 6025.25376 20 PC->PT
N 08-57-11 W 38.29 5691.41211 6019.29487 21

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E 60.00 5632.43458 6030.32441 22 PC->RP
S 51-37-18 E 60.00 5595.18358 6077.36018 23 RP->PT

S 31-06-26 E 112.39 5595.18358 6077.36018 23 PC->PT
S 08-54-00 E 14.16 5581.19407 6079.55087 24
N 81-00-34 E 21.83 5584.60548 6101.11267 25
S 08-59-57 E 174.77 5411.98679 6128.45021 26
N 54-39-20 E 52.10 5442.12615 6170.94762 27
N 80-17-39 E 54.95 5451.39015 6225.11108 28
S 85-03-35 E 132.91 5439.94430 6357.52732 29
S 32-19-41 E 146.58 5316.08419 6435.91335 30
S 18-41-36 E 168.85 5156.14144 6490.03024 31
S 00-16-13 E 36.89 5119.25185 6490.20426 31
S 89-43-47 W 201.46 5118.30151 6288.74650 31
S 00-42-17 E 99.78 5018.52906 6289.97373 31
S 89-10-38 W 1290.09 5000.00377 5000.01675 31

Approx: Sq.Feet: 665644 Acres: 15.281



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

LOTS [PROPOSED]

4

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, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 200E

CITY, STATE & ZIP Chicago, Illinois 60607

CITY, STATE & ZIP Arlington, Texas 76006

PHONE 847-951-8974

PHONE 817-467-7700

E-MAIL stevd@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 \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 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 16th DAY OF November, 2021.

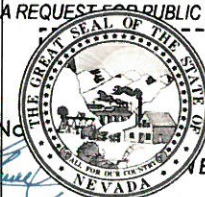
OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF Nevada

LAZARO OSVALDO LEON CERVINO




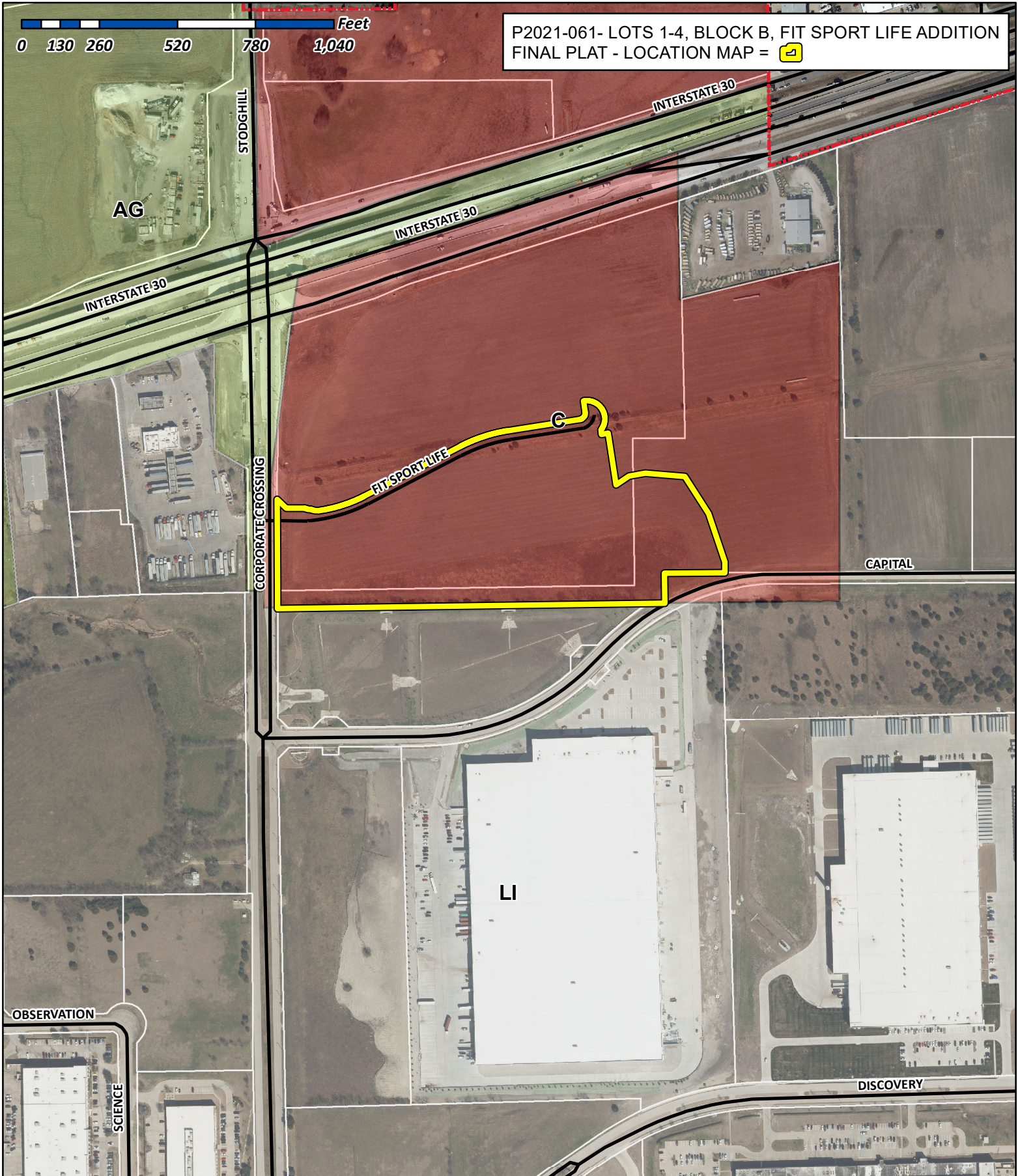
LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC

STATE OF NEVADA
Appt. No. 21-4351-01

EXPIRES
Expires May 10, 2025

0 130 260 520 780 1,040 Feet

P2021-061- LOTS 1-4, BLOCK B, FIT SPORT LIFE ADDITION
FINAL PLAT - LOCATION MAP = 

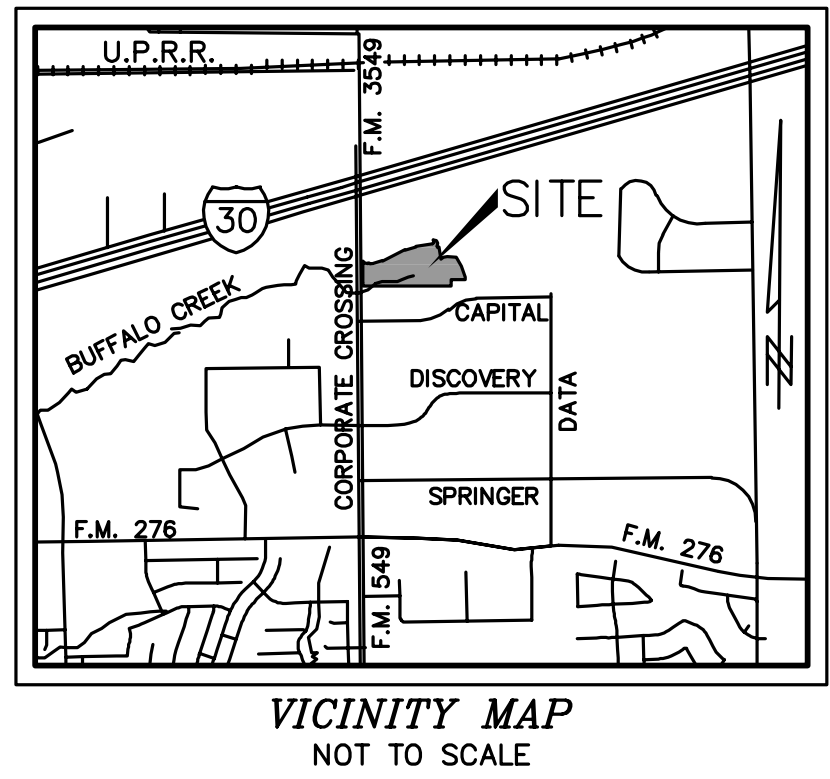
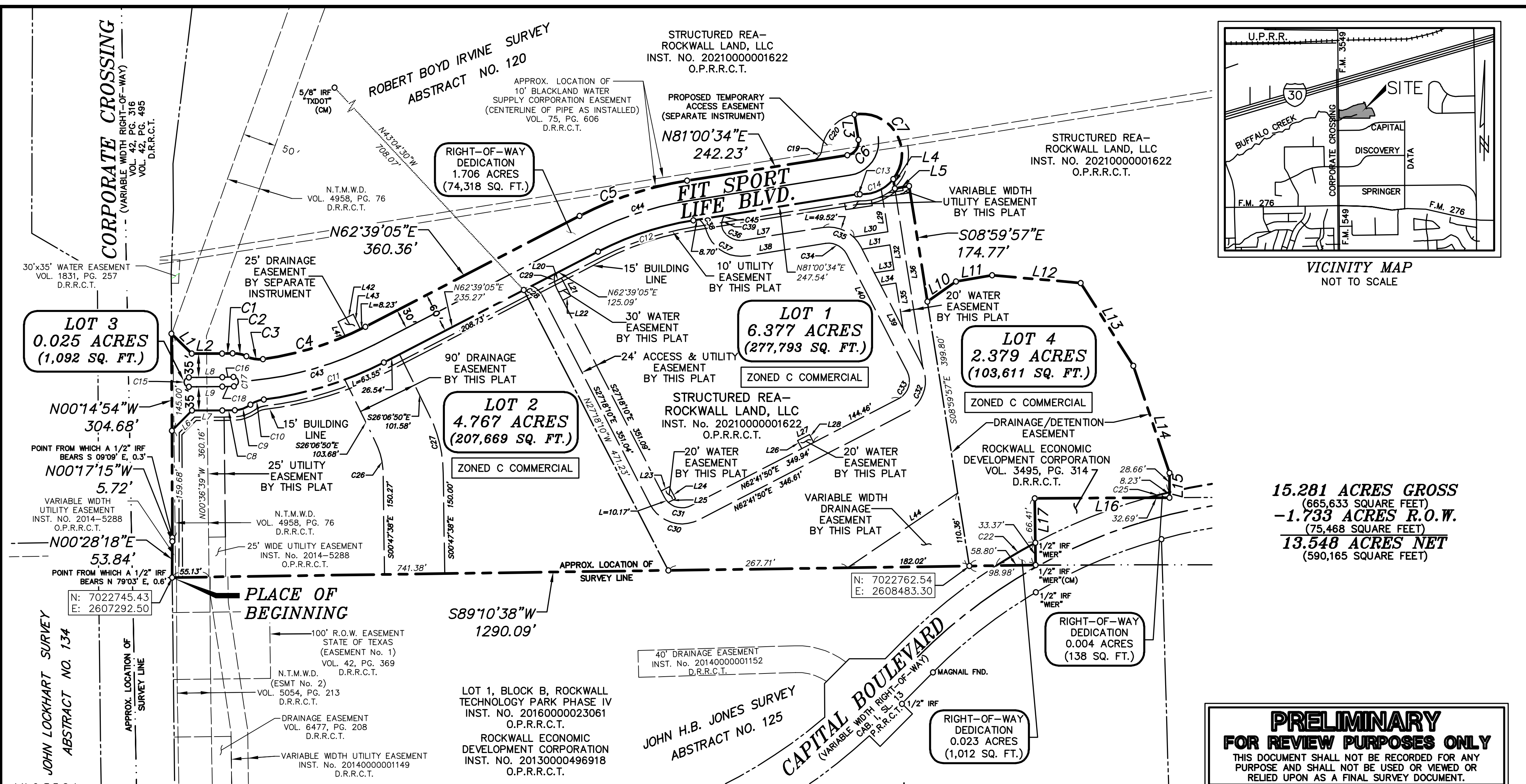


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





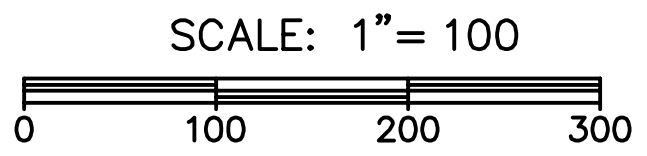
15.281 ACRES GROSS
 (865,633 SQUARE FEET)
-1.733 ACRES R.O.W.
 (75,468 SQUARE FEET)
13.548 ACRES NET
 (590,165 SQUARE FEET)

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. 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.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

LEGEND

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



GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

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
 MER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
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PREPARED BY:
WIA MER & 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.MerAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900
 P2021-____

SHEET 1 OF 3 DATE: 11/16/2021
 W.A. No. 19144

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: DANNYC STB FILE: WIER-SURVEY.STB SAVES BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

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. 20210000001622, 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, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER 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 NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, 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 REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", 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, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

**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

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

LINE TABLE		
LINE	BEARING	DIST
L1	S45°14'54"E	42.43'
L2	N89°45'06"E	45.46'
L3	N08°57'11"W	38.29'
L4	S08°54'00"E	14.16'
L5	N81°00'34"E	21.83'
L6	N44°45'06"E	42.43'
L7	N89°45'06"E	45.46'
L8	N89°45'06"E	50.00'
L9	S89°45'06"W	50.00'
L10	N54°39'20"E	52.10'
L11	N80°17'39"E	54.95'
L12	S85°03'35"E	132.91'
L13	S32°19'41"E	146.58'
L14	S18°41'36"E	168.85'
L15	S00°16'13"E	36.89'
L16	S89°43'47"W	201.46'
L17	S00°42'17"E	99.78'
L20	N62°36'14"E	11.83'
L21	S27°23'46"E	30.19'
L22	S62°36'14"W	13.53'
L23	S62°36'14"W	13.48'

LINE TABLE		
LINE	BEARING	DIST
L24	S27°23'46"E	20.00'
L25	S62°36'14"W	11.81'
L26	S26°47'35"E	13.59'
L27	S63°12'25"W	20.00'
L28	N26°47'35"W	13.41'
L29	N08°54'02"W	64.21'
L30	N81°06'00"E	51.90'
L31	N81°06'00"E	42.10'
L32	N08°54'00"W	37.68'
L33	N81°06'00"E	29.57'
L34	S81°06'00"W	22.91'
L35	N08°54'00"W	68.86'
L36	N08°54'00"W	269.39'
L37	S81°00'34"W	120.22'
L38	S81°00'34"W	119.33'
L39	N27°18'10"W	196.71'
L40	N27°18'10"W	197.57'
L41	S25°37'07"E	24.31'
L42	N63°53'10"E	25.00'
L43	S25°37'07"E	24.87'
L44	N55°52'49"E	198.99'

**FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

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

P2021-____

SHEET 2 OF 3

DATE: 11/16/2021
W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY-STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: WIER-SURVEY.STB BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

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 November 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: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-_____

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

P2021-_____

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	15.59'	457.50'	1'57'08"	N88°46'32"E	15.59'
C2	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C3	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C4	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C5	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C6	31.40'	20.00'	89°57'45"	N36°01'41"E	28.27'
C7	145.53'	60.00'	138°58'09"	S31°06'26"E	112.39'
C8	18.48'	542.50'	1'57'08"	N88°46'32"E	18.48'
C9	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C10	21.64'	42.50'	29°10'15"	N68°27'40"E	21.41'
C11	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C12	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C13	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C14	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C15	21.99'	7.00'	180°00'00"	N00°14'54"W	14.00'
C16	16.80'	493.00'	1'57'08"	N88°46'32"E	16.80'
C17	21.99'	7.00'	180°00'00"	S02°12'02"E	14.00'
C18	17.27'	507.00'	1'57'08"	S88°46'32"W	17.27'
C19	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C20	76.09'	60.00'	72°39'45"	N43°04'38"E	71.09'
C22	67.69'	832.50'	4°39'31"	S59°37'37"W	67.67'
C25	33.71'	832.50'	2°19'12"	S75°35'29"W	33.71'
C28	21.93'	30.00'	41°53'34"	S48°14'57"E	21.45'
C29	21.91'	30.00'	41°50'42"	S06°22'49"E	21.43'
C30	84.82'	54.00'	90°00'00"	S72°18'10"E	76.37'
C31	47.12'	30.00'	90°00'00"	S72°18'10"E	42.43'
C32	87.44'	54.06'	92°40'05"	N18°09'09"E	78.21'
C33	45.55'	30.08'	86°46'00"	S16°08'31"W	41.32'
C34	37.54'	30.00'	71°41'16"	N63°08'48"W	35.13'
C35	67.56'	54.00'	71°41'16"	N63°08'48"W	63.24'
C36	33.13'	30.00'	63°16'43"	N67°21'05"W	31.47'
C37	75.79'	53.90'	80°34'15"	N58°47'48"W	69.70'
C38	22.11'	33.53'	37°47'22"	N31°44'52"W	21.71'
C39	18.65'	20.00'	53°26'33"	N08°59'26"W	17.99'
C45	7.90'	30.00'	15°05'21"	N25°16'31"E	7.88'

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.

Map-Check FPLATMNB 11/12/21 12:32:59 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.
	5000.00000	5000.00000			1
N 00-28-18 E	53.84	5053.83818	5000.44321		2
N 00-17-15 W	5.72	5059.55810	5000.41451		3
N 00-14-54 W	304.68	5364.23524	4999.09396		4
S 45-14-54 E	42.43	5334.36302	5029.22626		5
N 89-45-06 E	45.46	5334.56005	5074.68583		6

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

N 00-14-54 W	457.50	5792.05576	5072.70379	0.000	7	PC->RP
S 02-12-02 E	457.50	5334.89318	5090.27152		8	RP->PT
N 88-46-32 E	15.59	5334.89318	5090.27152		8	PC->PT

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

S 02-12-00 E	42.50	5292.42450	5091.90293		9	PC->RP
N 26-37-24 E	42.50	5330.41834	5110.94810		10	RP->PT
S 77-47-18 E	21.16	5330.41834	5110.94810		10	PC->PT

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

N 26-37-22 E	42.50	5368.41229	5129.99304		11	PC->RP
S 07-42-02 E	42.50	5326.29557	5135.68794		12	RP->PT
S 80-32-20 E	25.08	5326.29557	5135.68794		12	PC->PT

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

N 07-42-04 W	470.00	5792.05634	5072.70458		13	PC->RP
S 27-20-56 E	470.00	5374.58995	5288.62543		14	RP->PT

N 72-28-30 E 160.38 5374.58995 5288.62543 14 PC->PT
N 62-39-05 E 360.36 5540.14053 5608.70719 15

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E 530.00 5069.38119 5852.19364 16 PC->RP
N 08-59-26 W 530.00 5592.86974 5769.37011 17 RP->PT

N 71-49-49 E 169.09 5592.86974 5769.37011 17 PC->PT
N 81-00-34 E 242.23 5630.72343 6008.62410 18

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W 20.00 5650.47748 6005.49722 19 PC->RP
N 81-03-03 E 20.00 5653.58863 6025.25376 20 RP->PT

N 36-01-41 E 28.27 5653.58863 6025.25376 20 PC->PT
N 08-57-11 W 38.29 5691.41211 6019.29487 21

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E 60.00 5632.43458 6030.32441 22 PC->RP
S 51-37-18 E 60.00 5595.18358 6077.36018 23 RP->PT

S 31-06-26 E 112.39 5595.18358 6077.36018 23 PC->PT
S 08-54-00 E 14.16 5581.19407 6079.55087 24
N 81-00-34 E 21.83 5584.60548 6101.11267 25
S 08-59-57 E 174.77 5411.98679 6128.45021 26
N 54-39-20 E 52.10 5442.12615 6170.94762 27
N 80-17-39 E 54.95 5451.39015 6225.11108 28
S 85-03-35 E 132.91 5439.94430 6357.52732 29
S 32-19-41 E 146.58 5316.08419 6435.91335 30
S 18-41-36 E 168.85 5156.14144 6490.03024 31
S 00-16-13 E 36.89 5119.25185 6490.20426 31
S 89-43-47 W 201.46 5118.30151 6288.74650 31
S 00-42-17 E 99.78 5018.52906 6289.97373 31
S 89-10-38 W 1290.09 5000.00377 5000.01675 31

Approx: Sq.Feet: 665644 Acres: 15.281



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

TO: Planning and Zoning Commission
DATE: November 30, 2021
APPLICANT: Randall Eardley, *Wier & Associates, Inc.*
SUBJECT: P2021-061; *Final Plat for Lots 5-8, Block B, Fit Sport Life Addition*

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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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 Replat for a 15.281-acre portion of a larger 31.65-acre parcel of land for the purpose of establishing four (4) lots (*i.e. Lots 5-8, Block B, Fit Sport Life Addition*). Currently, a conveyance plat for Lots 1-4, Block B, Fit Sport Life Addition is in the process of being filed, and will be filed prior to this plat's approval by the City Council. The purpose of this plat is to establish the necessary easements for the development of an ~87,155 SF sports and recreation facility.
- 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. On August 2, 2021, the City Council approved a *Final Plat [Case No. P2021-043]* for the purpose of establishing two (2) lots (*i.e. Lots 1-4, Block B, Fit Sport Life Addition*); however, this plat has been waiting on an off-site temporary access easement to be prepared and filed, and has not been filed as of the date of this memo.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lots 5-8, 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: P2021-061
 PROJECT NAME: Lots 5-8, 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

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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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	11/18/2021	Approved w/ Comments

11/22/2021: P2021-061: Replat for Lots 5-8, 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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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.
- M.3 For reference, include the case number (P2021-061) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the lot number from Lots 1-4 to Lots 5-8 to reflect the filing of the conveyance plat.
- I.5 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.6 Please remove #7 (Storm Drainage Improvements Statement) from Owners Dedication.
- M.7 Please ensure all Metes and Bounds are correct.
- M.8 Please remove the "Preliminary for Review Purposes Only" statement on Sheets 1 & 2.
- M.9 Please review and correct all items listed by the Engineering Department.
- I.10 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 November 30, 2021.
- 1.11 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- 1.12 The projected City Council Meeting date for this case will be December 6, 2021.
- 1.13 Please note that once the Final 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	11/19/2021	Needs Review

11/19/2021: M - Include filing information before printing the mylars.
 M - Add note 9, Property owner (not the City) is responsible for maintaining, repairing, and replacing all non-standard decorative signs, pole/posts, hardware, lighting, or other

non-standard items. The City of Rockwall has no maintenance, liability, or other responsibility related to these items.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Needs Review
11/18/2021: The fire lane shall be labeled as part of the easements.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved
11/17/2021: 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. P2021-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

LOTS [PROPOSED] 4

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, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 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 \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 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 16th DAY OF November, 2021.

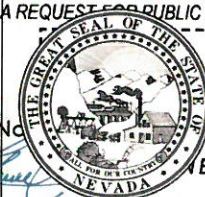
OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF Nevada

LAZARO OSVALDO LEON CERVINO




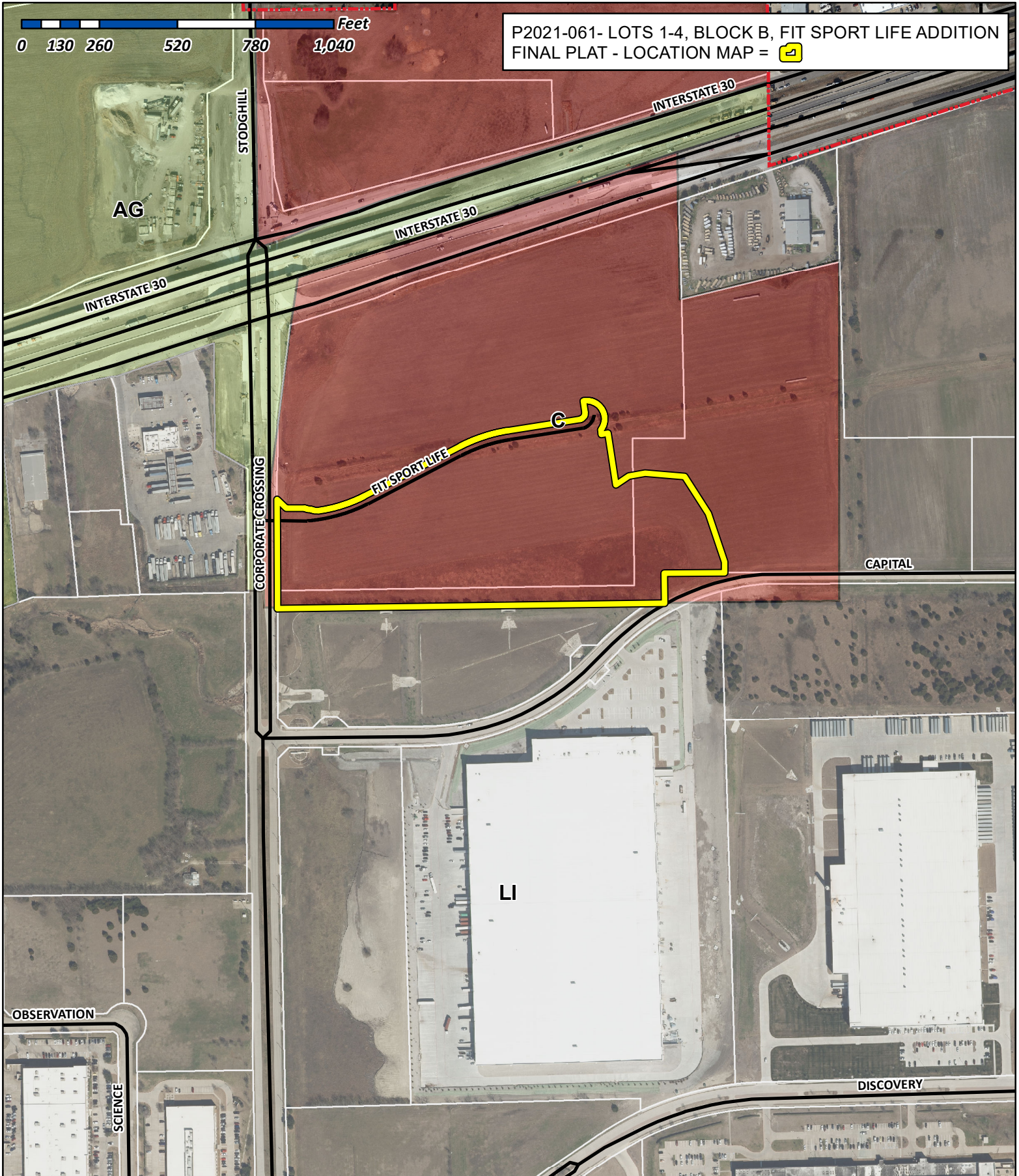
LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC

STATE OF NEVADA
Appt. No. 21-4351-01

EXPIRES
Expires May 10, 2025

0 130 260 520 780 1,040 Feet

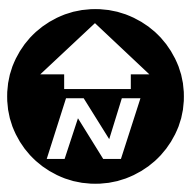
P2021-061- LOTS 1-4, BLOCK B, FIT SPORT LIFE ADDITION
FINAL PLAT - LOCATION MAP = 

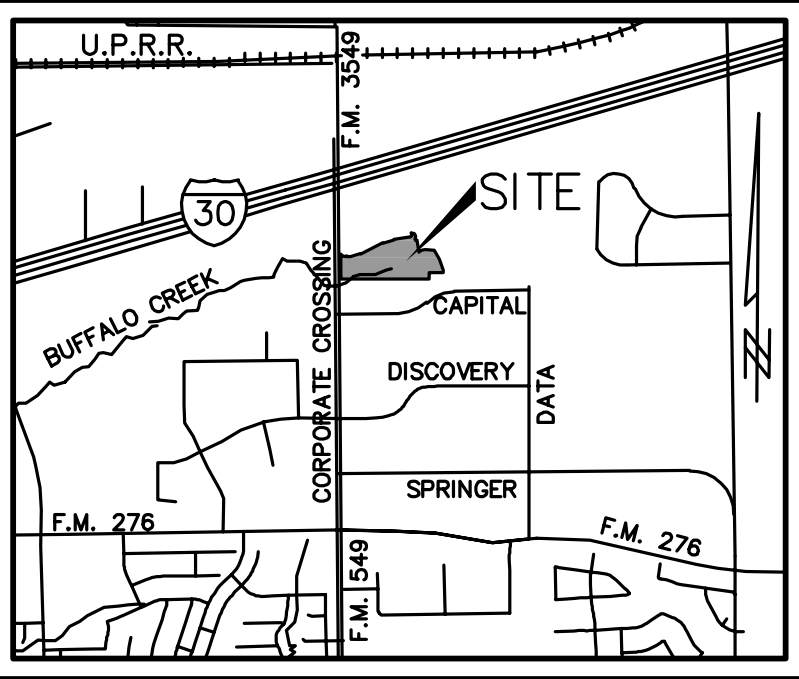
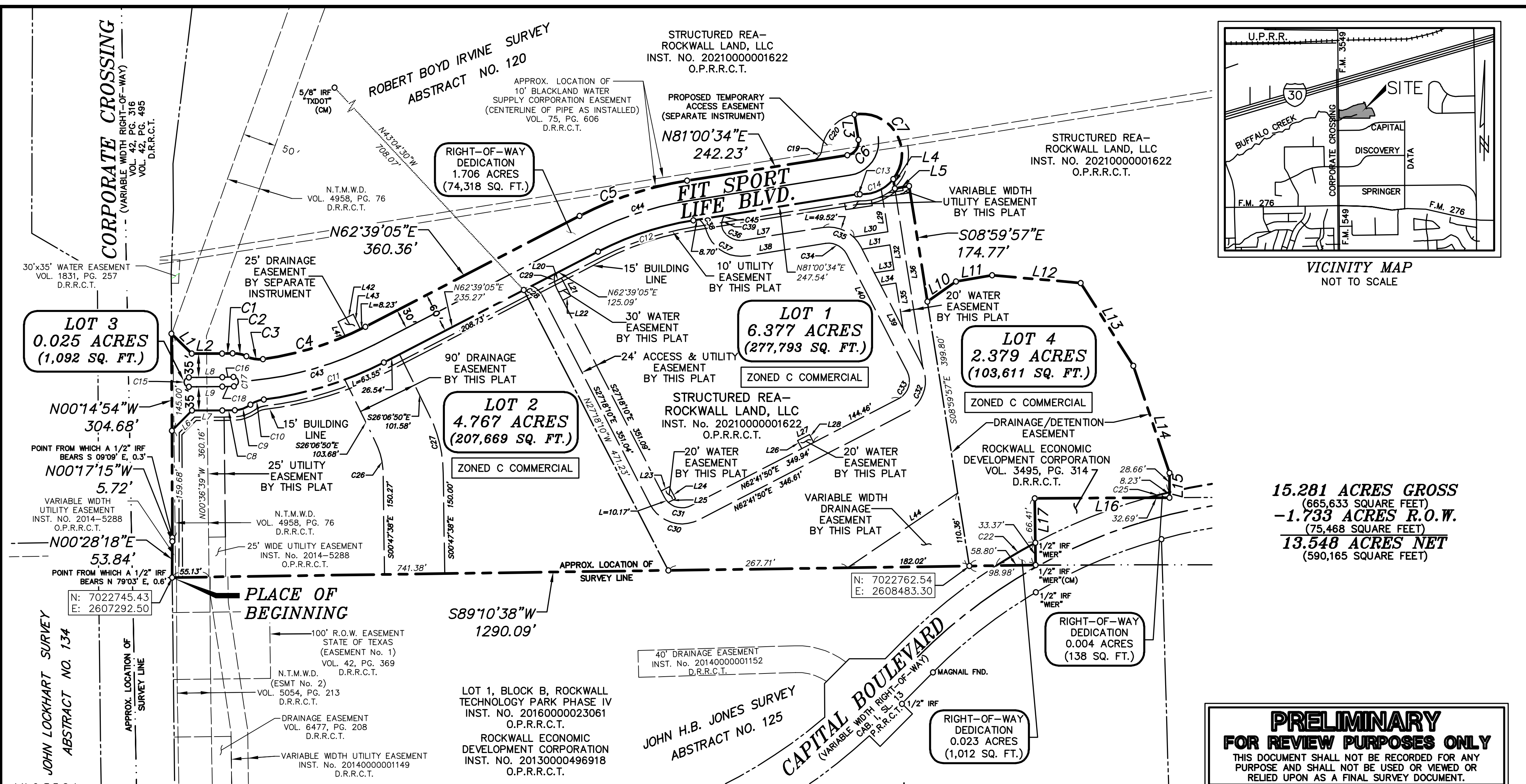


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
NOT TO SCALE

15.281 ACRES GROSS
(865,633 SQUARE FEET)
-1.733 ACRES R.O.W.
(75,468 SQUARE FEET)
13.548 ACRES NET
(590,165 SQUARE FEET)

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.

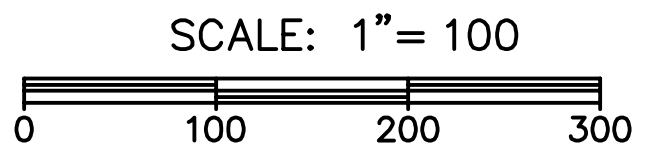
- *NOTES***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X"; "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY 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 ADMINSTRATED BY ALLTERRA CENTRAL, INC.
 4. 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.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND

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



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

PREPARED BY:
WIA MER & 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.MerAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

P2021-
SHEET 1 OF 3
DATE: 11/16/2021
W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

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. 20210000001622, 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, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER 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 NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, 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 REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", 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, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

**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

LINE TABLE		
LINE	BEARING	DIST
L1	S45°14'54"E	42.43'
L2	N89°45'06"E	45.46'
L3	N08°57'11"W	38.29'
L4	S08°54'00"E	14.16'
L5	N81°00'34"E	21.83'
L6	N44°45'06"E	42.43'
L7	N89°45'06"E	45.46'
L8	N89°45'06"E	50.00'
L9	S89°45'06"W	50.00'
L10	N54°39'20"E	52.10'
L11	N80°17'39"E	54.95'
L12	S85°03'35"E	132.91'
L13	S32°19'41"E	146.58'
L14	S18°41'36"E	168.85'
L15	S00°16'13"E	36.89'
L16	S89°43'47"W	201.46'
L17	S00°42'17"E	99.78'
L20	N62°36'14"E	11.83'
L21	S27°23'46"E	30.19'
L22	S62°36'14"W	13.53'
L23	S62°36'14"W	13.48'

LINE TABLE		
LINE	BEARING	DIST
L24	S27°23'46"E	20.00'
L25	S62°36'14"W	11.81'
L26	S26°47'35"E	13.59'
L27	S63°12'25"W	20.00'
L28	N26°47'35"W	13.41'
L29	N08°54'02"W	64.21'
L30	N81°06'00"E	51.90'
L31	N81°06'00"E	42.10'
L32	N08°54'00"W	37.68'
L33	N81°06'00"E	29.57'
L34	S81°06'00"W	22.91'
L35	N08°54'00"W	68.86'
L36	N08°54'00"W	269.39'
L37	S81°00'34"W	120.22'
L38	S81°00'34"W	119.33'
L39	N27°18'10"W	196.71'
L40	N27°18'10"W	197.57'
L41	S25°37'07"E	24.31'
L42	N63°53'10"E	25.00'
L43	S25°37'07"E	24.87'
L44	N55°52'49"E	198.99'

**FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

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

P2021-____

SHEET 2 OF 3

DATE: 11/16/2021
W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY-STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: WIER-SURVEY.STB BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
 2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
 3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
 4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
 6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.
 7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.
- I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:
FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

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 November 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: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-_____

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

P2021-_____

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	15.59'	457.50'	1'57'08"	N88°46'32"E	15.59'
C2	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C3	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C4	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C5	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C6	31.40'	20.00'	89°57'45"	N36°01'41"E	28.27'
C7	145.53'	60.00'	138°58'09"	S31°06'26"E	112.39'
C8	18.48'	542.50'	1'57'08"	N88°46'32"E	18.48'
C9	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C10	21.64'	42.50'	29°10'15"	N68°27'40"E	21.41'
C11	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C12	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C13	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C14	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C15	21.99'	7.00'	180°00'00"	N00°14'54"W	14.00'
C16	16.80'	493.00'	1'57'08"	N88°46'32"E	16.80'
C17	21.99'	7.00'	180°00'00"	S02°12'02"E	14.00'
C18	17.27'	507.00'	1'57'08"	S88°46'32"W	17.27'
C19	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C20	76.09'	60.00'	72°39'45"	N43°04'38"E	71.09'
C22	67.69'	832.50'	4°39'31"	S59°37'37"W	67.67'
C25	33.71'	832.50'	2°19'12"	S75°35'29"W	33.71'
C28	21.93'	30.00'	41°53'34"	S48°14'57"E	21.45'
C29	21.91'	30.00'	41°50'42"	S06°22'49"E	21.43'
C30	84.82'	54.00'	90°00'00"	S72°18'10"E	76.37'
C31	47.12'	30.00'	90°00'00"	S72°18'10"E	42.43'
C32	87.44'	54.06'	92°40'05"	N18°09'09"E	78.21'
C33	45.55'	30.08'	86°46'00"	S16°08'31"W	41.32'
C34	37.54'	30.00'	71°41'16"	N63°08'48"W	35.13'
C35	67.56'	54.00'	71°41'16"	N63°08'48"W	63.24'
C36	33.13'	30.00'	63°16'43"	N67°21'05"W	31.47'
C37	75.79'	53.90'	80°34'15"	N58°47'48"W	69.70'
C38	22.11'	33.53'	37°47'22"	N31°44'52"W	21.71'
C39	18.65'	20.00'	53°26'33"	N08°59'26"W	17.99'
C45	7.90'	30.00'	15°05'21"	N25°16'31"E	7.88'

**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.

Map-Check FPLATMNB 11/12/21 12:32:59 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.
	5000.00000	5000.00000			1
N 00-28-18 E	53.84	5053.83818	5000.44321		2
N 00-17-15 W	5.72	5059.55810	5000.41451		3
N 00-14-54 W	304.68	5364.23524	4999.09396		4
S 45-14-54 E	42.43	5334.36302	5029.22626		5
N 89-45-06 E	45.46	5334.56005	5074.68583		6

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

N 00-14-54 W	457.50	5792.05576	5072.70379	0.000	7	PC->RP
S 02-12-02 E	457.50	5334.89318	5090.27152		8	RP->PT
N 88-46-32 E	15.59	5334.89318	5090.27152		8	PC->PT

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

S 02-12-00 E	42.50	5292.42450	5091.90293		9	PC->RP
N 26-37-24 E	42.50	5330.41834	5110.94810		10	RP->PT
S 77-47-18 E	21.16	5330.41834	5110.94810		10	PC->PT

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

N 26-37-22 E	42.50	5368.41229	5129.99304		11	PC->RP
S 07-42-02 E	42.50	5326.29557	5135.68794		12	RP->PT
S 80-32-20 E	25.08	5326.29557	5135.68794		12	PC->PT

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

N 07-42-04 W	470.00	5792.05634	5072.70458		13	PC->RP
S 27-20-56 E	470.00	5374.58995	5288.62543		14	RP->PT

N 72-28-30 E 160.38 5374.58995 5288.62543 14 PC->PT
N 62-39-05 E 360.36 5540.14053 5608.70719 15

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E 530.00 5069.38119 5852.19364 16 PC->RP
N 08-59-26 W 530.00 5592.86974 5769.37011 17 RP->PT

N 71-49-49 E 169.09 5592.86974 5769.37011 17 PC->PT
N 81-00-34 E 242.23 5630.72343 6008.62410 18

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W 20.00 5650.47748 6005.49722 19 PC->RP
N 81-03-03 E 20.00 5653.58863 6025.25376 20 RP->PT

N 36-01-41 E 28.27 5653.58863 6025.25376 20 PC->PT
N 08-57-11 W 38.29 5691.41211 6019.29487 21

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E 60.00 5632.43458 6030.32441 22 PC->RP
S 51-37-18 E 60.00 5595.18358 6077.36018 23 RP->PT

S 31-06-26 E 112.39 5595.18358 6077.36018 23 PC->PT
S 08-54-00 E 14.16 5581.19407 6079.55087 24
N 81-00-34 E 21.83 5584.60548 6101.11267 25
S 08-59-57 E 174.77 5411.98679 6128.45021 26
N 54-39-20 E 52.10 5442.12615 6170.94762 27
N 80-17-39 E 54.95 5451.39015 6225.11108 28
S 85-03-35 E 132.91 5439.94430 6357.52732 29
S 32-19-41 E 146.58 5316.08419 6435.91335 30
S 18-41-36 E 168.85 5156.14144 6490.03024 31
S 00-16-13 E 36.89 5119.25185 6490.20426 31
S 89-43-47 W 201.46 5118.30151 6288.74650 31
S 00-42-17 E 99.78 5018.52906 6289.97373 31
S 89-10-38 W 1290.09 5000.00377 5000.01675 31

Approx: Sq.Feet: 665644 Acres: 15.281



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: December 6, 2021

APPLICANT: Randall Eardley, *Wier & Associates, Inc.*

SUBJECT: P2021-061; *Final Plat for Lots 5-8, Block B, Fit Sport Life Addition*

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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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 Replat for a 15.281-acre portion of a larger 31.65-acre parcel of land for the purpose of establishing four (4) lots (*i.e. Lots 5-8, Block B, Fit Sport Life Addition*). Currently, a conveyance plat for Lots 1-4, Block B, Fit Sport Life Addition is in the process of being filed, and will be filed prior to this plat's approval by the City Council. The purpose of this plat is to establish the necessary easements for the development of an ~87,155 SF sports and recreation facility.
- 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. On August 2, 2021, the City Council approved a *Final Plat [Case No. P2021-043]* for the purpose of establishing two (2) lots (*i.e. Lots 1-4, Block B, Fit Sport Life Addition*); however, this plat has been waiting on an off-site temporary access easement to be prepared and filed, and has not been filed as of the date of this memo.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of a Replat for Lots 5-8, 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 30, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Replat with the conditions of approval by a vote of 5-0, with Commissioners Chodun and Moeller absent.

PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: P2021-061
 PROJECT NAME: Lots 5-8, 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

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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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	11/18/2021	Approved w/ Comments

11/22/2021: P2021-061: Replat for Lots 5-8, 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 Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-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.
- M.3 For reference, include the case number (P2021-061) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the lot number from Lots 1-4 to Lots 5-8 to reflect the filing of the conveyance plat.
- I.5 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.6 Please remove #7 (Storm Drainage Improvements Statement) from Owners Dedication.
- M.7 Please ensure all Metes and Bounds are correct.
- M.8 Please remove the "Preliminary for Review Purposes Only" statement on Sheets 1 & 2.
- M.9 Please review and correct all items listed by the Engineering Department.
- I.10 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 November 30, 2021.
- 1.11 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- 1.12 The projected City Council Meeting date for this case will be December 6, 2021.
- 1.13 Please note that once the Final 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	11/19/2021	Needs Review

11/19/2021: M - Include filing information before printing the mylars.
 M - Add note 9, Property owner (not the City) is responsible for maintaining, repairing, and replacing all non-standard decorative signs, pole/posts, hardware, lighting, or other

non-standard items. The City of Rockwall has no maintenance, liability, or other responsibility related to these items.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Needs Review
11/18/2021: The fire lane shall be labeled as part of the easements.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved
11/17/2021: 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. P2021-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

LOTS [PROPOSED]

4

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, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 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 \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 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 16th DAY OF November, 2021.

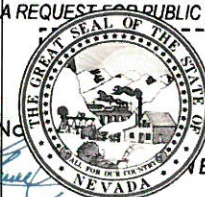
OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF Nevada


LAZARO OSVALDO LEON CERVINO

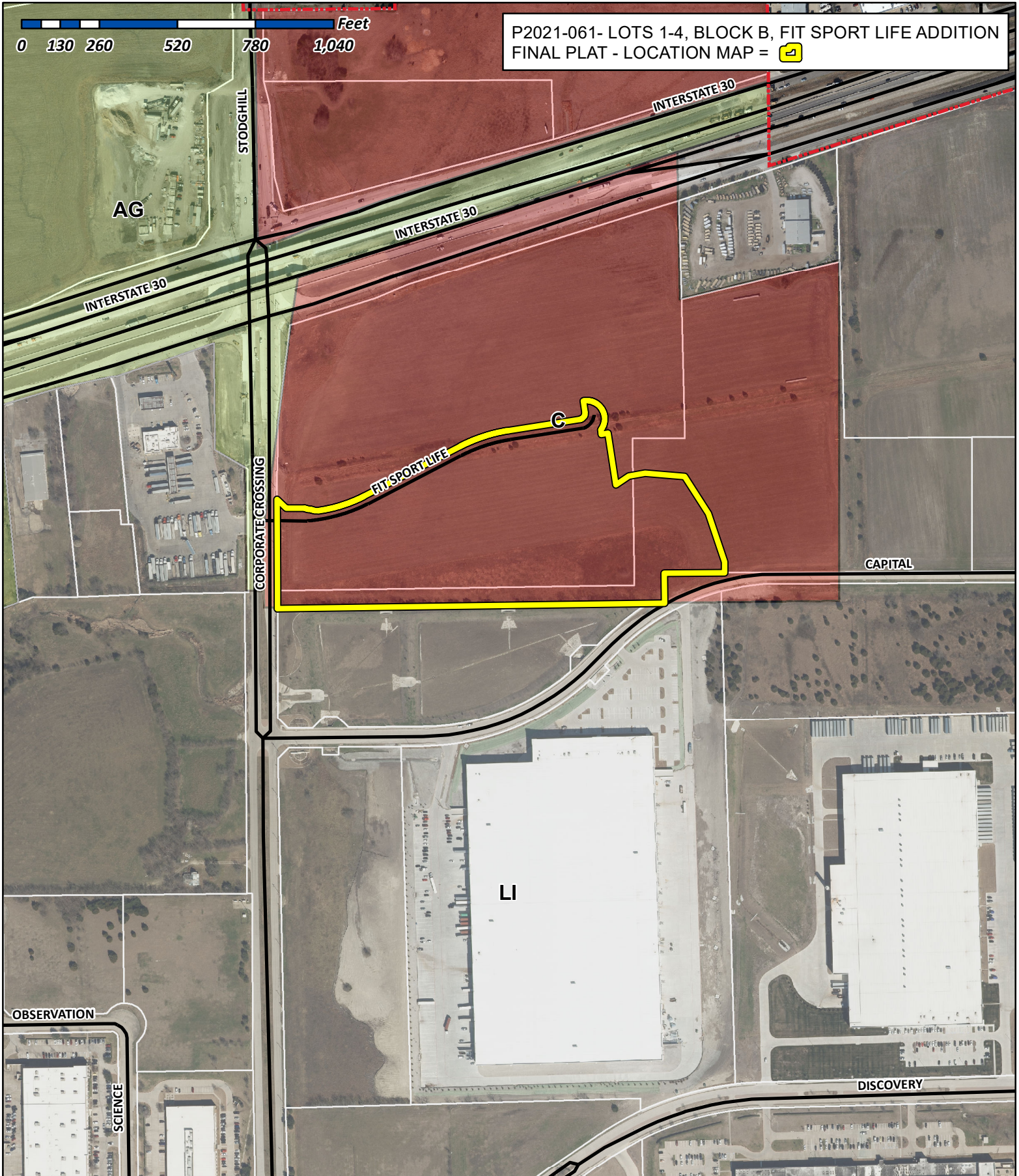


LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA

Expires May 10, 2025

0 130 260 520 780 1,040 Feet

P2021-061- LOTS 1-4, BLOCK B, FIT SPORT LIFE ADDITION
FINAL PLAT - LOCATION MAP = 

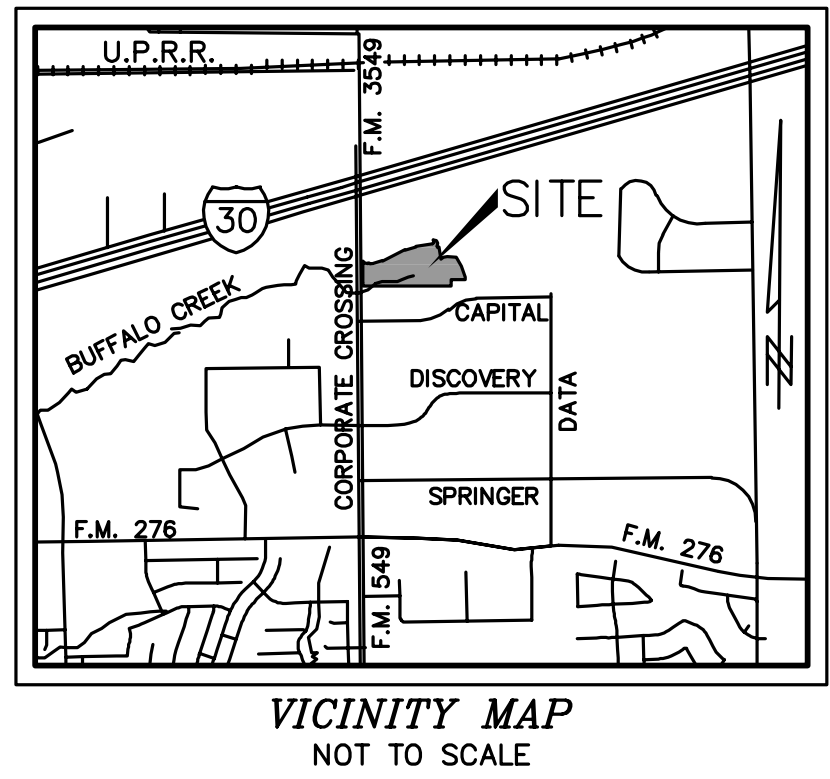
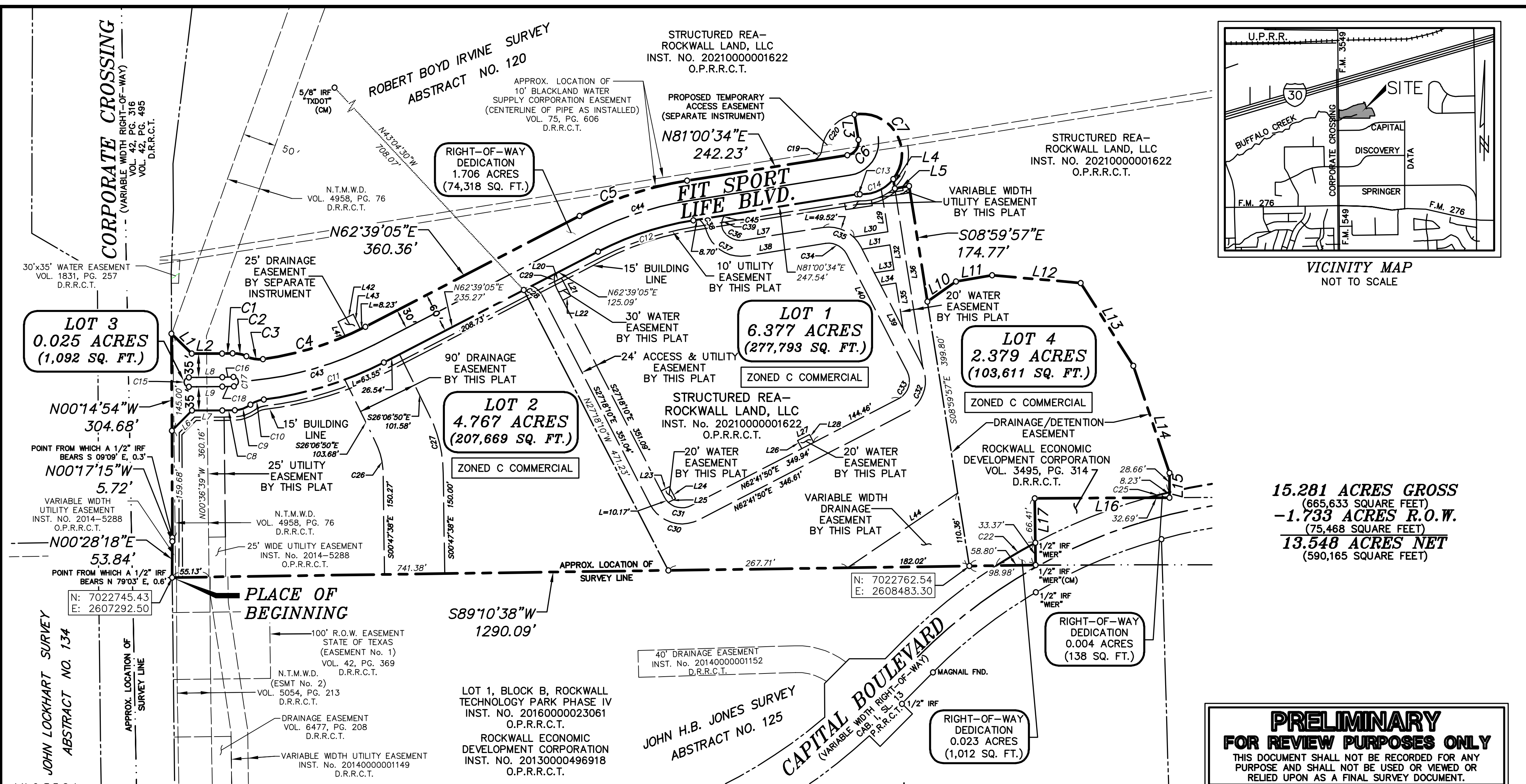


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





15.281 ACRES GROSS
 (865,633 SQUARE FEET)
-1.733 ACRES R.O.W.
 (75,468 SQUARE FEET)
13.548 ACRES NET
 (590,165 SQUARE FEET)

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.

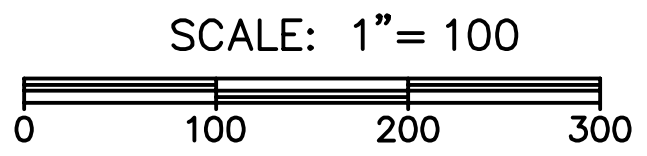
- *NOTES***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X"; "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY 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. 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.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND

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



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

PREPARED BY:
WIA MER & 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.MerAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

P2021-
SHEET 1 OF 3
 DATE: 11/16/2021
 W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

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. 20210000001622, 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, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER 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 NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

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 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, 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 REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" 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 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", 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, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

**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

LINE TABLE		
LINE	BEARING	DIST
L1	S45°14'54"E	42.43'
L2	N89°45'06"E	45.46'
L3	N08°57'11"W	38.29'
L4	S08°54'00"E	14.16'
L5	N81°00'34"E	21.83'
L6	N44°45'06"E	42.43'
L7	N89°45'06"E	45.46'
L8	N89°45'06"E	50.00'
L9	S89°45'06"W	50.00'
L10	N54°39'20"E	52.10'
L11	N80°17'39"E	54.95'
L12	S85°03'35"E	132.91'
L13	S32°19'41"E	146.58'
L14	S18°41'36"E	168.85'
L15	S00°16'13"E	36.89'
L16	S89°43'47"W	201.46'
L17	S00°42'17"E	99.78'
L20	N62°36'14"E	11.83'
L21	S27°23'46"E	30.19'
L22	S62°36'14"W	13.53'
L23	S62°36'14"W	13.48'

LINE TABLE		
LINE	BEARING	DIST
L24	S27°23'46"E	20.00'
L25	S62°36'14"W	11.81'
L26	S26°47'35"E	13.59'
L27	S63°12'25"W	20.00'
L28	N26°47'35"W	13.41'
L29	N08°54'02"W	64.21'
L30	N81°06'00"E	51.90'
L31	N81°06'00"E	42.10'
L32	N08°54'00"W	37.68'
L33	N81°06'00"E	29.57'
L34	S81°06'00"W	22.91'
L35	N08°54'00"W	68.86'
L36	N08°54'00"W	269.39'
L37	S81°00'34"W	120.22'
L38	S81°00'34"W	119.33'
L39	N27°18'10"W	196.71'
L40	N27°18'10"W	197.57'
L41	S25°37'07"E	24.31'
L42	N63°53'10"E	25.00'
L43	S25°37'07"E	24.87'
L44	N55°52'49"E	198.99'

**FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

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

P2021-____

SHEET 2 OF 3

DATE: 11/16/2021
W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY-STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: WIER-SURVEY-STB BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

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 November 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: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-_____

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

P2021-_____

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	15.59'	457.50'	1'57'08"	N88°46'32"E	15.59'
C2	21.38'	42.50'	28°49'27"	S77°47'18"E	21.16'
C3	25.46'	42.50'	34°19'30"	S80°32'20"E	25.08'
C4	161.17'	470.00'	19°38'50"	N72°28'30"E	160.38'
C5	169.82'	530.00'	18°21'29"	N71°49'49"E	169.09'
C6	31.40'	20.00'	89°57'45"	N36°01'41"E	28.27'
C7	145.53'	60.00'	138°58'09"	S31°06'26"E	112.39'
C8	18.48'	542.50'	1'57'08"	N88°46'32"E	18.48'
C9	25.16'	42.50'	33°55'26"	N70°50'15"E	24.80'
C10	21.64'	42.50'	29°10'15"	N68°27'40"E	21.41'
C11	188.66'	530.00'	20°23'42"	N72°50'56"E	187.66'
C12	150.59'	470.00'	18°21'29"	N71°49'49"E	149.95'
C13	4.13'	20.00'	11°49'23"	N86°55'15"E	4.12'
C14	57.03'	60.00'	54°27'18"	N65°36'18"E	54.90'
C15	21.99'	7.00'	180°00'00"	N00°14'54"W	14.00'
C16	16.80'	493.00'	1'57'08"	N88°46'32"E	16.80'
C17	21.99'	7.00'	180°00'00"	S02°12'02"E	14.00'
C18	17.27'	507.00'	1'57'08"	S88°46'32"W	17.27'
C19	25.92'	20.00'	74°15'48"	N43°52'39"E	24.15'
C20	76.09'	60.00'	72°39'45"	N43°04'38"E	71.09'
C22	67.69'	832.50'	4°39'31"	S59°37'37"W	67.67'
C25	33.71'	832.50'	2°19'12"	S75°35'29"W	33.71'
C28	21.93'	30.00'	41°53'34"	S48°14'57"E	21.45'
C29	21.91'	30.00'	41°50'42"	S06°22'49"E	21.43'
C30	84.82'	54.00'	90°00'00"	S72°18'10"E	76.37'
C31	47.12'	30.00'	90°00'00"	S72°18'10"E	42.43'
C32	87.44'	54.06'	92°40'05"	N18°09'09"E	78.21'
C33	45.55'	30.08'	86°46'00"	S16°08'31"W	41.32'
C34	37.54'	30.00'	71°41'16"	N63°08'48"W	35.13'
C35	67.56'	54.00'	71°41'16"	N63°08'48"W	63.24'
C36	33.13'	30.00'	63°16'43"	N67°21'05"W	31.47'
C37	75.79'	53.90'	80°34'15"	N58°47'48"W	69.70'
C38	22.11'	33.53'	37°47'22"	N31°44'52"W	21.71'
C39	18.65'	20.00'	53°26'33"	N08°59'26"W	17.99'
C45	7.90'	30.00'	15°05'21"	N25°16'31"E	7.88'

**PRELIMINARY
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PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Map-Check FPLATMNB 11/12/21 12:32:59 Factor: 1.0000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.
	5000.00000	5000.00000			1
N 00-28-18 E	53.84	5053.83818	5000.44321		2
N 00-17-15 W	5.72	5059.55810	5000.41451		3
N 00-14-54 W	304.68	5364.23524	4999.09396		4
S 45-14-54 E	42.43	5334.36302	5029.22626		5
N 89-45-06 E	45.46	5334.56005	5074.68583		6

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

N 00-14-54 W	457.50	5792.05576	5072.70379	0.000	7	PC->RP
S 02-12-02 E	457.50	5334.89318	5090.27152		8	RP->PT
N 88-46-32 E	15.59	5334.89318	5090.27152		8	PC->PT

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

S 02-12-00 E	42.50	5292.42450	5091.90293		9	PC->RP
N 26-37-24 E	42.50	5330.41834	5110.94810		10	RP->PT
S 77-47-18 E	21.16	5330.41834	5110.94810		10	PC->PT

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

N 26-37-22 E	42.50	5368.41229	5129.99304		11	PC->RP
S 07-42-02 E	42.50	5326.29557	5135.68794		12	RP->PT
S 80-32-20 E	25.08	5326.29557	5135.68794		12	PC->PT

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

N 07-42-04 W	470.00	5792.05634	5072.70458		13	PC->RP
S 27-20-56 E	470.00	5374.58995	5288.62543		14	RP->PT

N 72-28-30 E 160.38 5374.58995 5288.62543 14 PC->PT
N 62-39-05 E 360.36 5540.14053 5608.70719 15

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E 530.00 5069.38119 5852.19364 16 PC->RP
N 08-59-26 W 530.00 5592.86974 5769.37011 17 RP->PT

N 71-49-49 E 169.09 5592.86974 5769.37011 17 PC->PT
N 81-00-34 E 242.23 5630.72343 6008.62410 18

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W 20.00 5650.47748 6005.49722 19 PC->RP
N 81-03-03 E 20.00 5653.58863 6025.25376 20 RP->PT

N 36-01-41 E 28.27 5653.58863 6025.25376 20 PC->PT
N 08-57-11 W 38.29 5691.41211 6019.29487 21

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E 60.00 5632.43458 6030.32441 22 PC->RP
S 51-37-18 E 60.00 5595.18358 6077.36018 23 RP->PT

S 31-06-26 E 112.39 5595.18358 6077.36018 23 PC->PT
S 08-54-00 E 14.16 5581.19407 6079.55087 24
N 81-00-34 E 21.83 5584.60548 6101.11267 25
S 08-59-57 E 174.77 5411.98679 6128.45021 26
N 54-39-20 E 52.10 5442.12615 6170.94762 27
N 80-17-39 E 54.95 5451.39015 6225.11108 28
S 85-03-35 E 132.91 5439.94430 6357.52732 29
S 32-19-41 E 146.58 5316.08419 6435.91335 30
S 18-41-36 E 168.85 5156.14144 6490.03024 31
S 00-16-13 E 36.89 5119.25185 6490.20426 31
S 89-43-47 W 201.46 5118.30151 6288.74650 31
S 00-42-17 E 99.78 5018.52906 6289.97373 31
S 89-10-38 W 1290.09 5000.00377 5000.01675 31

Approx: Sq.Feet: 665644 Acres: 15.281



December 29, 2021

TO: Randall Eardley, P.E.
Wier & Associates
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: P2021-061; Lots 5-8, 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 December 6, 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 November 30, 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 5-0, with Commissioners Chodun and Moeller absent.

City Council

On December 6, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 7-0.

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

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

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

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

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

Sincerely,



Angelica Gamez
Planning Coordinator