





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2021-062

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

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

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

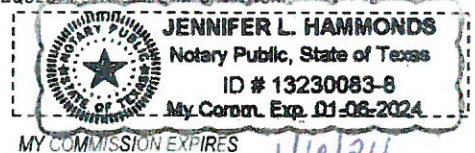
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

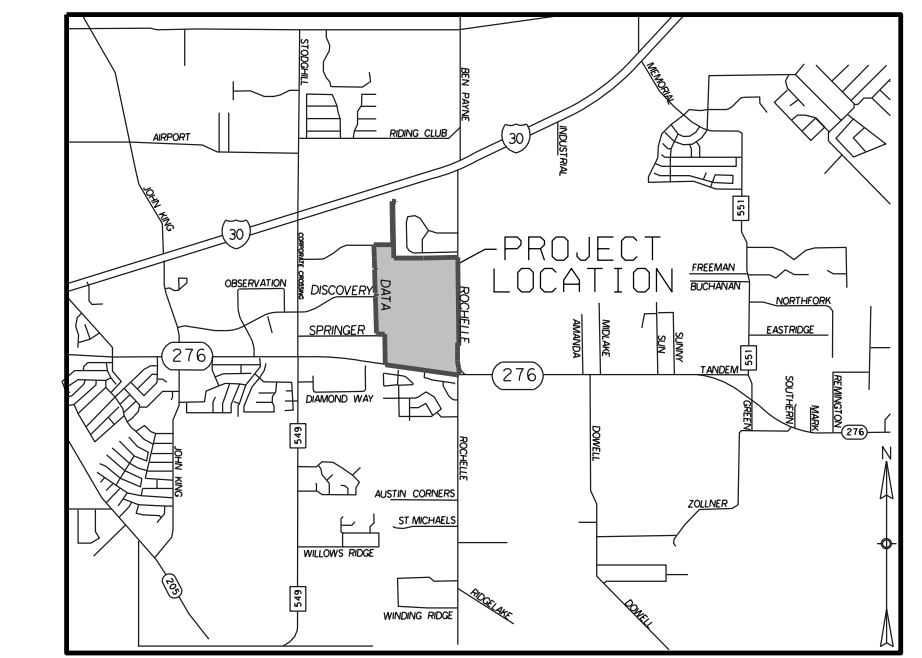
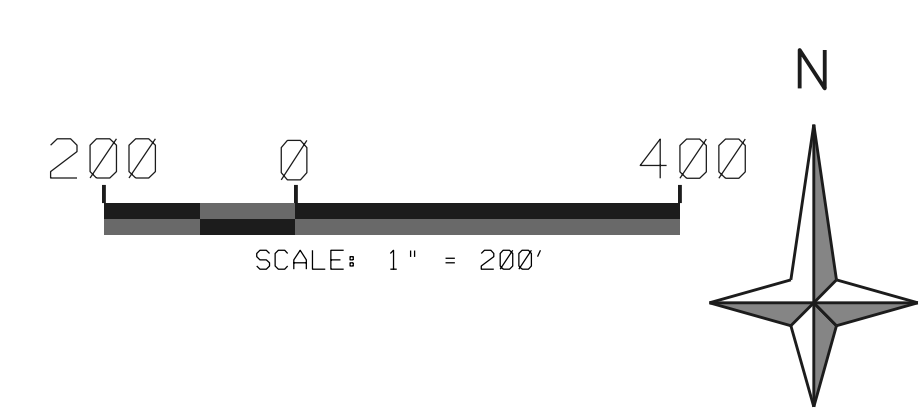
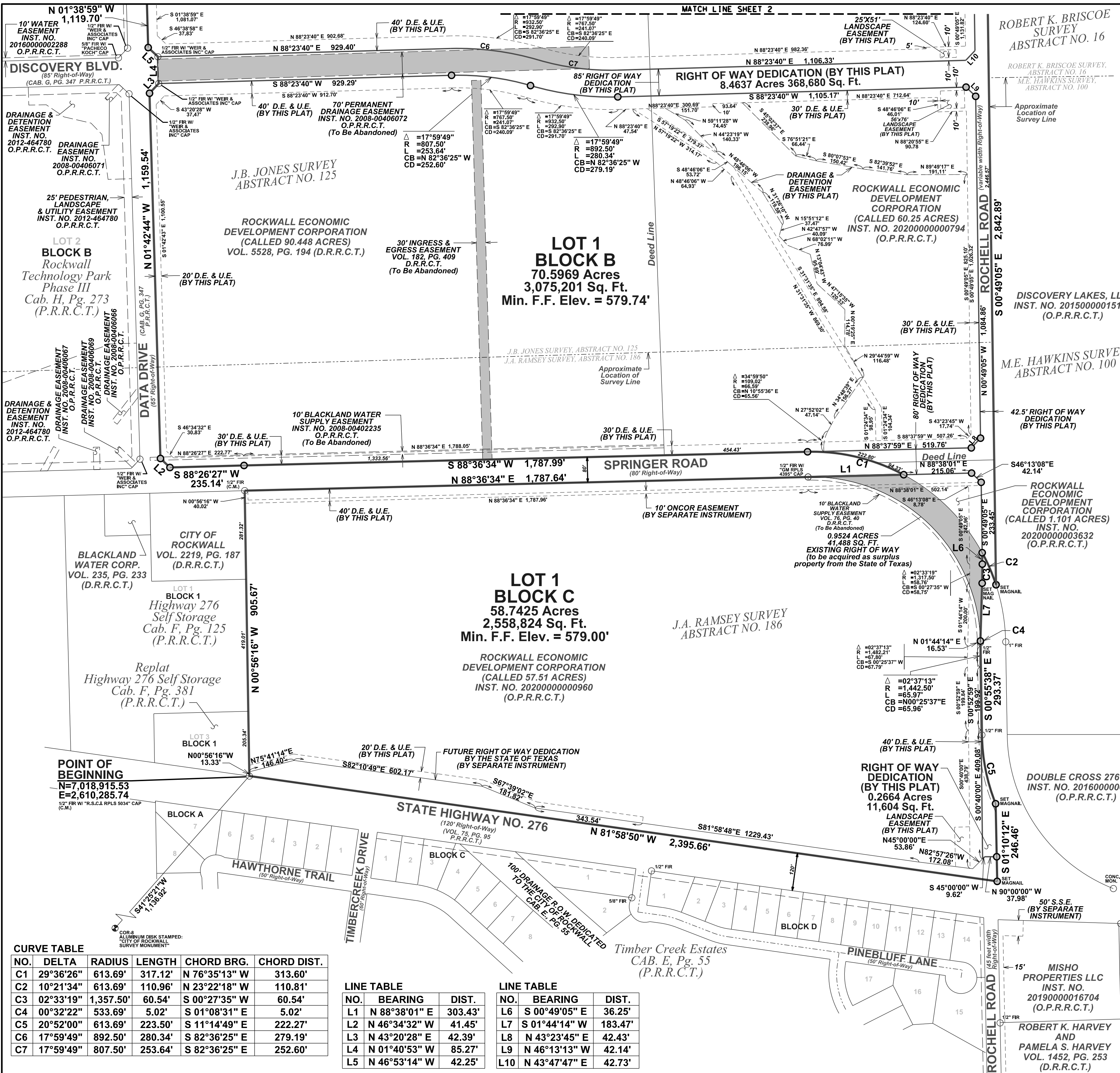
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,595.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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 16 DAY OF November 2021.

OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





**LEGEND**

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- SX Set "X" Cut
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- FPK Found PK Nail
- FX Found "X" Cut
- MON Concrete Monument
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records Of Rockwall County Texas
- D.R.R.C.T. Deed Records Of Rockwall County Texas
- P.R.R.C.T. Plat Records Of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- D.E. Drainage Easement
- U.E. Utility Easement
- S.S.E. Sanitary Sewer Easement

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
  - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
  - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
  - There are no proposed building improvements with this plat.
  - Water source shall be provided by the City of Rockwall.
  - Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V**

3 LOTS, BEING 214.7576 ACRES  
 SITUATED IN THE  
 J.A. RAMSEY SURVEY ABSTRACT NO. 186  
 J.B. JONES SURVEY, ABSTRACT NO. 125  
 AND THE  
 ROBERT BOYD IRVINE SURVEY,  
 ABSTRACT NO. 120  
 IN THE  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

SURVEYOR  
**PJB SURVEYING, LLC**  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-6669

OWNER/SUBDIVIDER  
**ROCKWALL ECONOMIC DEVELOPMENT**  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	29°36'26"	613.69'	317.12'	N 76°35'13" W	313.60'
C2	10°21'34"	613.69'	110.96'	N 23°22'18" W	110.81'
C3	02°33'19"	1,357.50'	60.54'	S 00°27'35" W	60.54'
C4	00°32'22"	533.69'	5.02'	S 01°08'31" E	5.02'
C5	20°52'00"	613.69'	223.50'	S 11°14'49" E	222.27'
C6	17°59'49"	892.50'	280.34'	S 82°36'25" E	279.19'
C7	17°59'49"	807.50'	253.64'	S 82°36'25" E	252.60'

**LINE TABLE**

NO.	BEARING	DIST.
L1	N 88°38'01" E	303.43'
L2	N 46°34'32" W	41.45'
L3	N 43°20'28" E	42.39'
L4	N 01°40'53" W	85.27'
L5	N 46°53'14" W	42.25'

**LINE TABLE**

NO.	BEARING	DIST.
L6	S 00°49'05" E	36.25'
L7	S 01°44'14" W	183.47'
L8	N 43°23'45" E	42.43'
L9	N 46°13'13" W	42.14'
L10	N 43°47'47" E	42.73'



OWNER'S CERTIFICATION  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1.101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set ;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a magnail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1.101 acre tract, continuing a total distance of 2,842.89 feet to a magnail set at the southeast corner of said REDC 1.101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a magnail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a magnail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman Date

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

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 OUT HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary of Rockwall

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and desiganted herein as ROCKWALL TECHNOLOGY PARK PHASE V, an 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaing, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivison engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 such improvements for the desiganted 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.

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

\_\_\_\_\_  
Rockwall Economic Development Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
Notary Public in and for My Commissin Expires  
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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 place under my personal supervision.

\_\_\_\_\_  
Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

**FINAL PLAT**  
OF  
**ROCKWALL**  
**TECHNOLOGY PARK**  
**PHASE V**

3 LOTS, BEING 214.7576 ACRES

SITUATED IN THE  
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J.B. JONES SURVEY, ABSTRACT NO. 125

AND THE  
ROBERT BOYD IRVINE SURVEY,  
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IN THE  
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ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O BOX 968  
ROCKWALL, TEXAS 75087



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2021-062

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

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

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

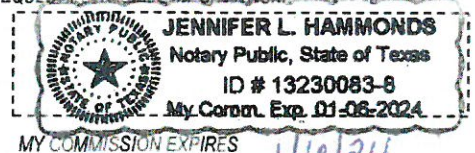
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 4,595.15 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 16 DAY OF November 2021.

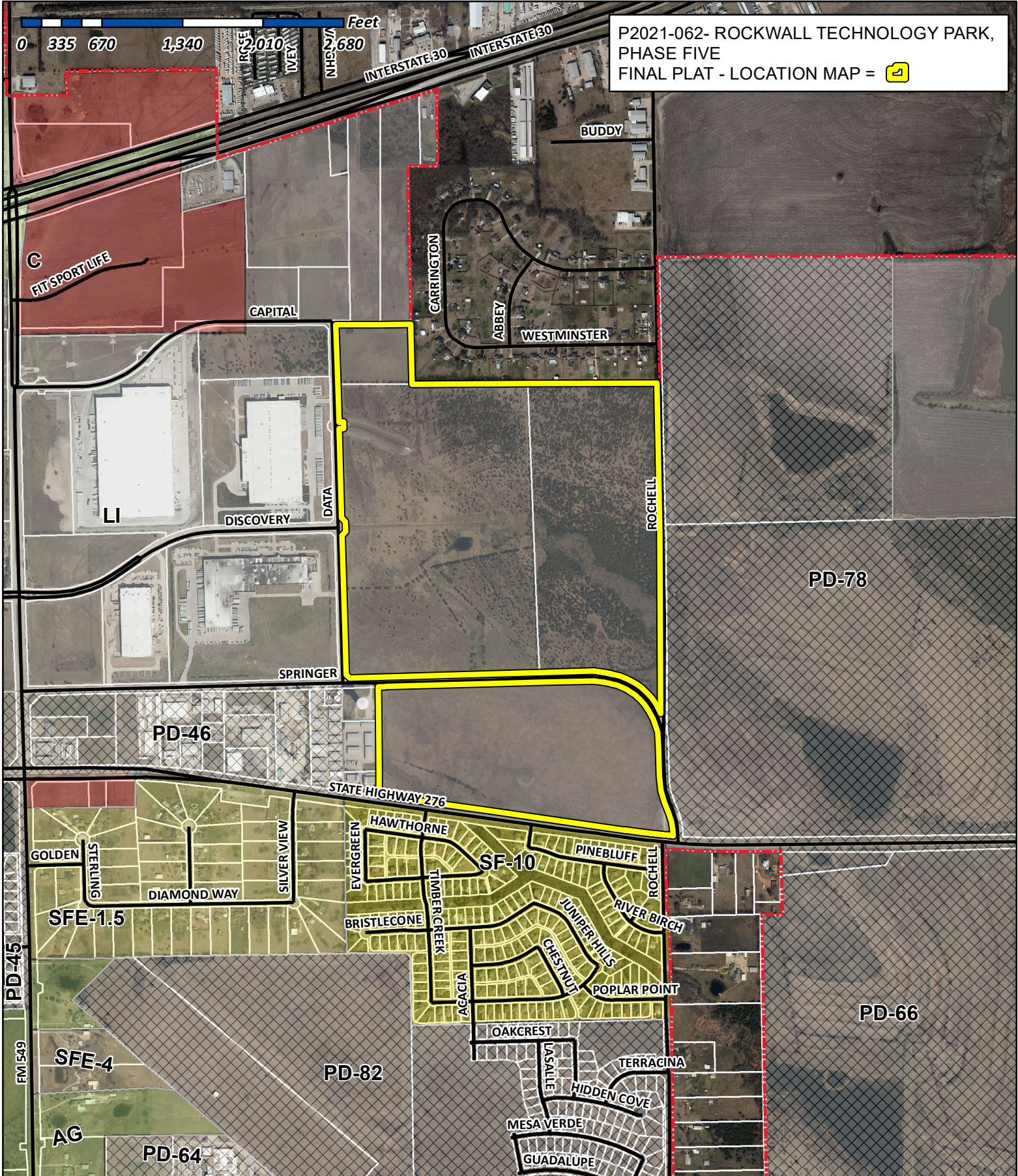
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*



0 335 670 1,340 2,010 2,680 Feet

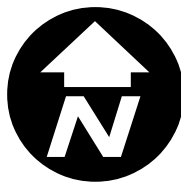
P2021-062- ROCKWALL TECHNOLOGY PARK, PHASE FIVE  
FINAL PLAT - LOCATION MAP = 

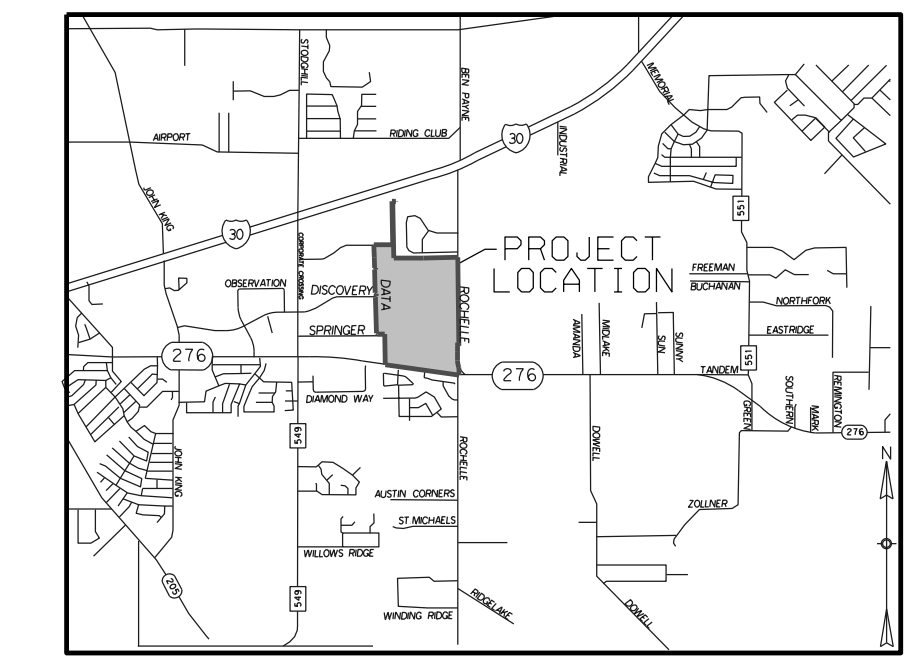
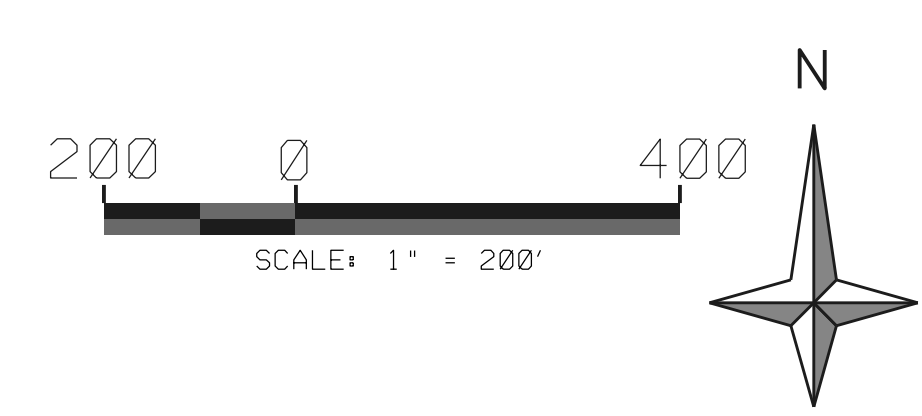
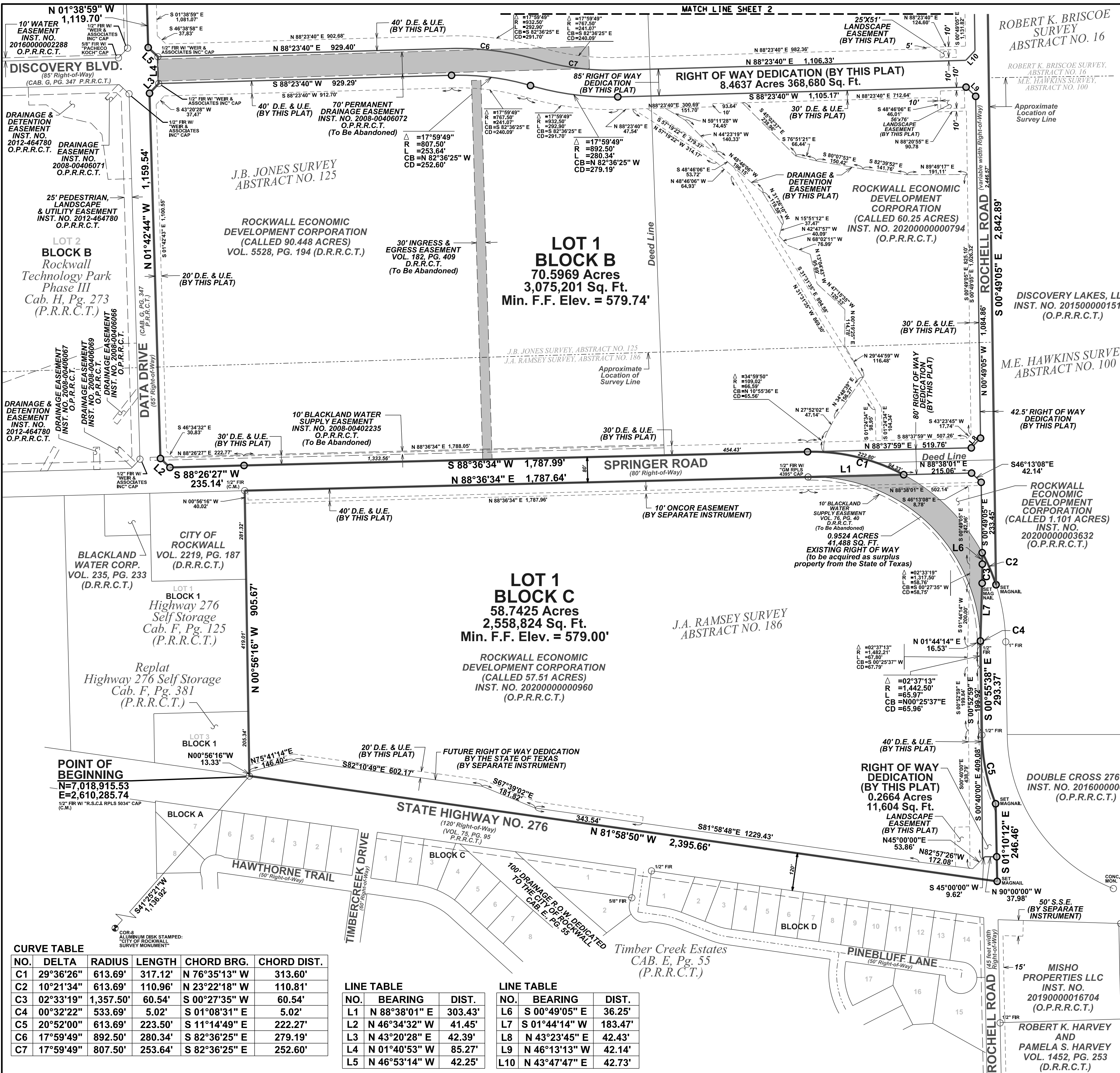


# City of Rockwall

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.





**LEGEND**

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- SX Set "X" Cut
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- FPK Found PK Nail
- FX Found "X" Cut
- MON Concrete Monument
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records Of Rockwall County Texas
- D.R.R.C.T. Deed Records Of Rockwall County Texas
- P.R.R.C.T. Plat Records Of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- D.E. Drainage Easement
- U.E. Utility Easement
- S.S.E. Sanitary Sewer Easement

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
  - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
  - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
  - There are no proposed building improvements with this plat.
  - Water source shall be provided by the City of Rockwall.
  - Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V**

3 LOTS, BEING 214.7576 ACRES  
 SITUATED IN THE  
 J.A. RAMSEY SURVEY ABSTRACT NO. 186  
 J.B. JONES SURVEY, ABSTRACT NO. 125  
 AND THE  
 ROBERT BOYD IRVINE SURVEY,  
 ABSTRACT NO. 120  
 IN THE  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

SURVEYOR  
**PJB SURVEYING, LLC**  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-6669

OWNER/SUBDIVIDER  
**ROCKWALL ECONOMIC DEVELOPMENT**  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	29°36'26"	613.69'	317.12'	N 76°35'13" W	313.60'
C2	10°21'34"	613.69'	110.96'	N 23°22'18" W	110.81'
C3	02°33'19"	1,357.50'	60.54'	S 00°27'35" W	60.54'
C4	00°32'22"	533.69'	5.02'	S 01°08'31" E	5.02'
C5	20°52'00"	613.69'	223.50'	S 11°14'49" E	222.27'
C6	17°59'49"	892.50'	280.34'	S 82°36'25" E	279.19'
C7	17°59'49"	807.50'	253.64'	S 82°36'25" E	252.60'

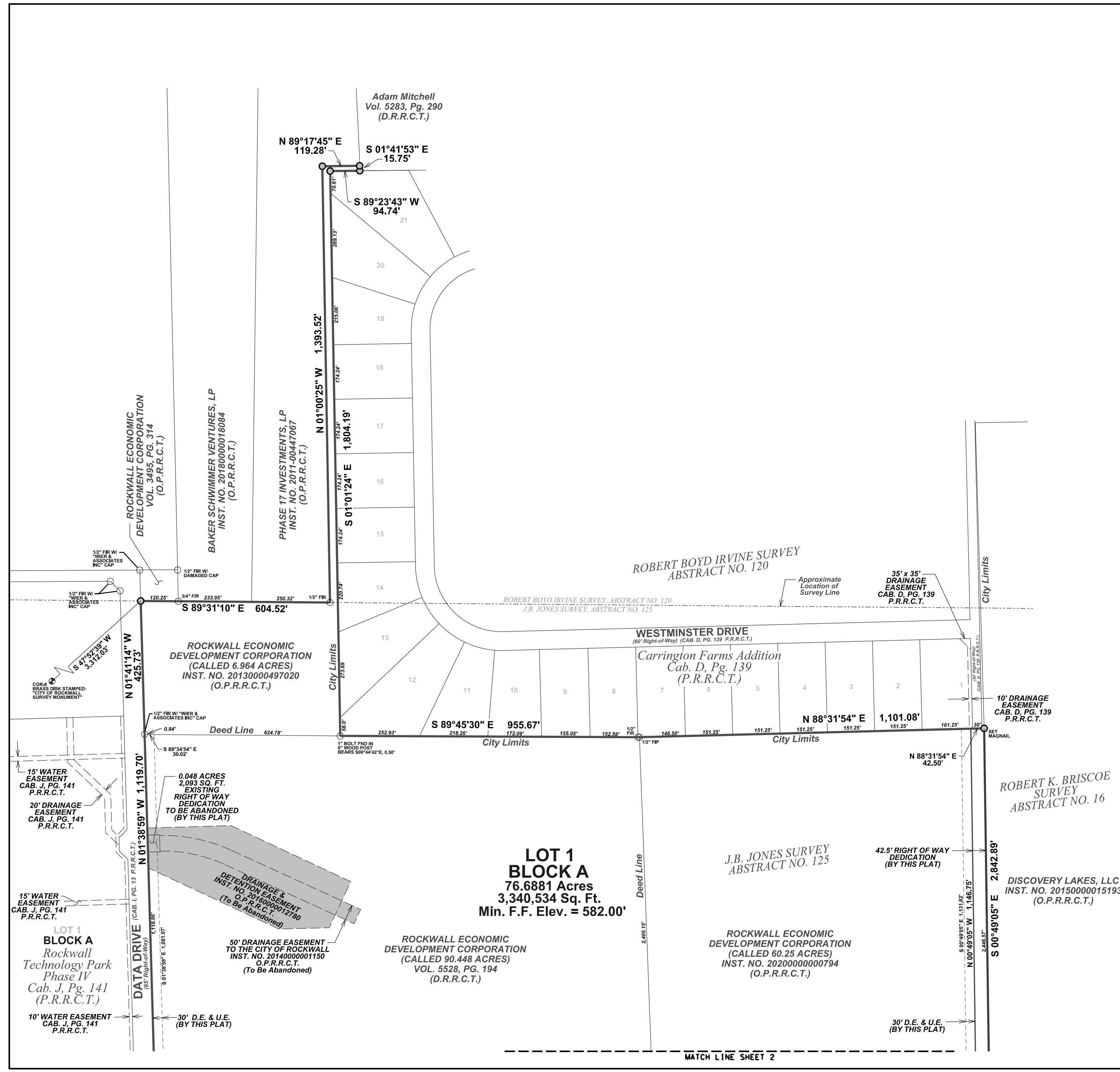
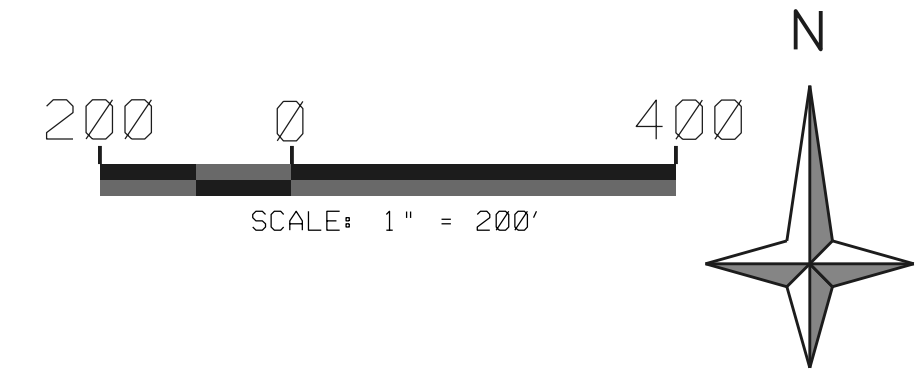
**LINE TABLE**

NO.	BEARING	DIST.
L1	N 88°38'01" E	303.43'
L2	N 46°34'32" W	41.45'
L3	N 43°20'28" E	42.39'
L4	N 01°40'53" W	85.27'
L5	N 46°53'14" W	42.25'

**LINE TABLE**

NO.	BEARING	DIST.
L6	S 00°49'05" E	36.25'
L7	S 01°44'14" W	183.47'
L8	N 43°23'45" E	42.43'
L9	N 46°13'13" W	42.14'
L10	N 43°47'47" E	42.73'





**LEGEND**

○	Monument Found	O.P.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

- General Notes:
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  - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
  - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
  - There are no proposed building improvements with this plat.
  - Water source shall be provided by the City of Rockwall.
  - Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT  
OF  
ROCKWALL  
TECHNOLOGY PARK  
PHASE V**

3 LOTS, BEING 214.7576 ACRES  
SITUATED IN THE  
J.A. RAMSEY SURVEY ABSTRACT NO. 186  
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AND THE  
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ABSTRACT NO. 120  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O. BOX 968  
ROCKWALL, TEXAS 75087

OWNER'S CERTIFICATION  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1.101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set ;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a magnail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1.101 acre tract, continuing a total distance of 2,842.89 feet to a magnail set at the southeast corner of said REDC 1.101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a magnail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a magnail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman Date

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

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 OUT HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary of Rockwall

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and desiganted herein as ROCKWALL TECHNOLOGY PARK PHASE V, an 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaing, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivison engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 such improvements for the desiganted 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.

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

\_\_\_\_\_  
Rockwall Economic Development Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
Notary Public in and for My Commissin Expires  
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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 place under my personal supervision.

\_\_\_\_\_  
Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

**FINAL PLAT**  
OF  
**ROCKWALL**  
**TECHNOLOGY PARK**  
**PHASE V**

3 LOTS, BEING 214.7576 ACRES

SITUATED IN THE  
J.A. RAMSEY SURVEY ABSTRACT NO. 186  
J.B. JONES SURVEY, ABSTRACT NO. 125

AND THE  
ROBERT BOYD IRVINE SURVEY,  
ABSTRACT NO. 120

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O BOX 968  
ROCKWALL, TEXAS 75087



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** November 9, 2021  
**APPLICANT:** Matt Wavering; *Rockwall Economic Development Corporation*  
**CASE NUMBER:** P2021-062; *Final Plat for Phase V of Rockwall Technology Park*

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### SUMMARY

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 214.7576-acre tract of land (*i.e. being a portion of Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125*) for the purpose of establishing three (3) light industrial lots (*i.e. Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition*) to facilitate future expansion of the Rockwall Industrial Technology Park.
- The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has remained zoned Light Industrial (LI) district since this change.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat for Phase V of Rockwall Technology Park*, staff would propose the following conditions of approval:

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

# PROJECT COMMENTS



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

DATE: 11/23/2021

PROJECT NUMBER: P2021-062  
PROJECT NAME: Rockwall Technology Park, Phase Five  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	11/18/2021	Approved w/ Comments

11/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Light Industrial (LI) District, the SH-276 Overlay (SH-276 OV) District, and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-062) in the lower right-hand corner of all pages on future submittals.

M.5 Provide Two Corners - The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).

M.6 Building setbacks - Label the building lines where adjacent to a street.

M.7 Right-of-Way and Centerline - Label the right-of-way width and street centerline for each street both within and adjacent to the development.

M.8 Under general notes, remove Number 3, zoning notes.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on November 30, 2021.

(3) City Council Public Hearing will be held on December 6, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Needs Review

11/19/2021: M - Label 20' San. Sew. Easement.

M - Need to show and label flood plain including all cross sections with 100 year flood elevations. (Might be best to have separate sheet for this.)

M - Extend San. Sew. Easement another 25-ft to line up with center of ROW across the road.

M - Update the sewer easement along SH 276 to be 20' San. Sew. Easement.

M - Add note 7. Property owner shall be responsible for maintenance, repairs and replacement of drainage and detention easements.

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	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Please send a CAD (.dwg) file with road centerlines and lot lines.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	11/23/2021	N/A

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. P2021-062

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

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

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

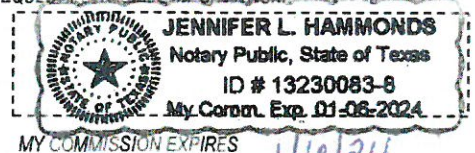
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

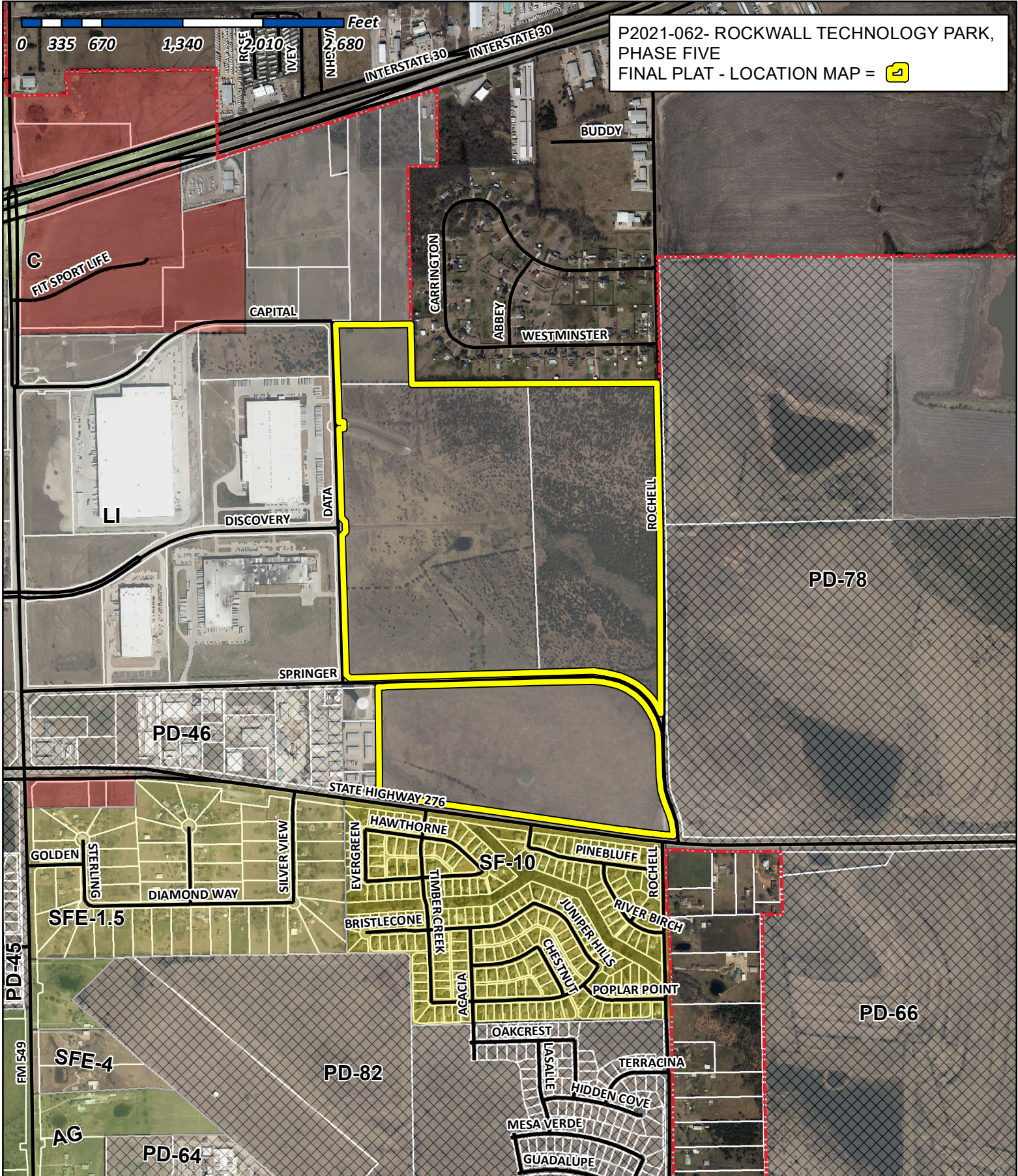
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,595.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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 16 DAY OF November 2021.

OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





P2021-062- ROCKWALL TECHNOLOGY PARK,  
 PHASE FIVE  
 FINAL PLAT - LOCATION MAP = [icon]

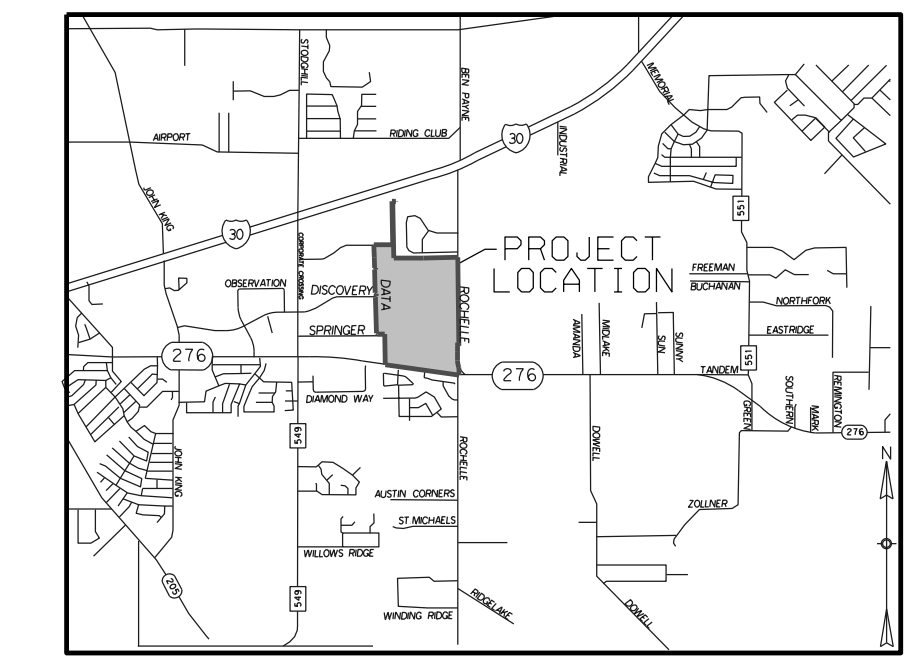
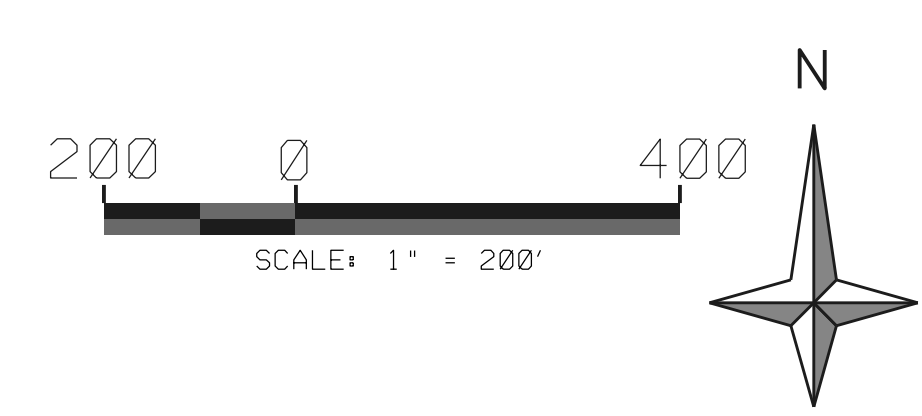
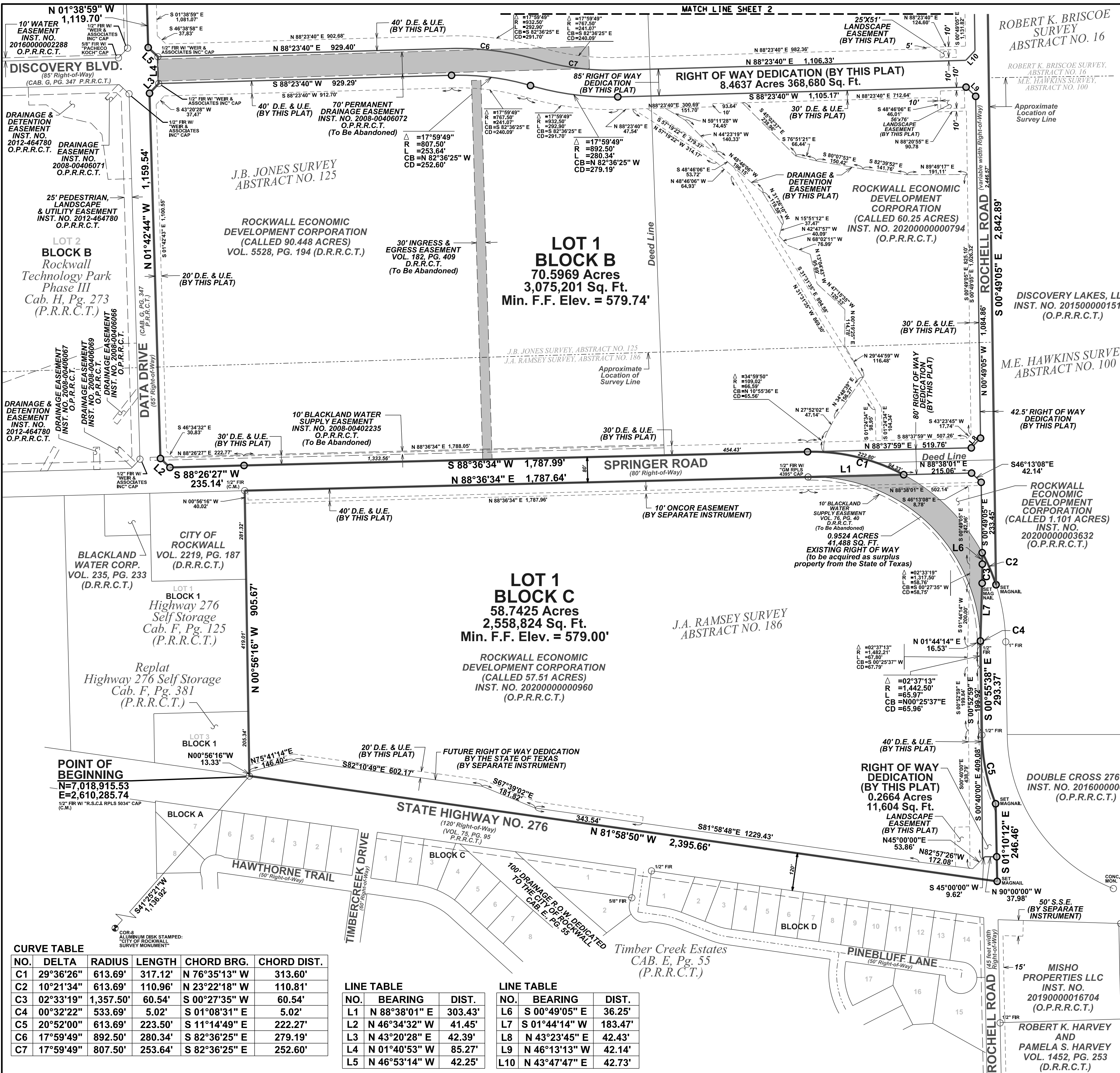


# City of Rockwall

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

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





**LEGEND**

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- SX Set "X" Cut
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- FPK Found PK Nail
- FX Found "X" Cut
- MON Concrete Monument
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records Of Rockwall County Texas
- D.R.R.C.T. Deed Records Of Rockwall County Texas
- P.R.R.C.T. Plat Records Of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- D.E. Drainage Easement
- U.E. Utility Easement
- S.S.E. Sanitary Sewer Easement

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
  - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
  - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
  - There are no proposed building improvements with this plat.
  - Water source shall be provided by the City of Rockwall.
  - Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V**

3 LOTS, BEING 214.7576 ACRES  
 SITUATED IN THE  
 J.A. RAMSEY SURVEY ABSTRACT NO. 186  
 J.B. JONES SURVEY, ABSTRACT NO. 125  
 AND THE  
 ROBERT BOYD IRVINE SURVEY,  
 ABSTRACT NO. 120  
 IN THE  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

SURVEYOR  
**PJB SURVEYING, LLC**  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-6669

OWNER/SUBDIVIDER  
**ROCKWALL ECONOMIC DEVELOPMENT**  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	29°36'26"	613.69'	317.12'	N 76°35'13" W	313.60'
C2	10°21'34"	613.69'	110.96'	N 23°22'18" W	110.81'
C3	02°33'19"	1,357.50'	60.54'	S 00°27'35" W	60.54'
C4	00°32'22"	533.69'	5.02'	S 01°08'31" E	5.02'
C5	20°52'00"	613.69'	223.50'	S 11°14'49" E	222.27'
C6	17°59'49"	892.50'	280.34'	S 82°36'25" E	279.19'
C7	17°59'49"	807.50'	253.64'	S 82°36'25" E	252.60'

**LINE TABLE**

NO.	BEARING	DIST.
L1	N 88°38'01" E	303.43'
L2	N 46°34'32" W	41.45'
L3	N 43°20'28" E	42.39'
L4	N 01°40'53" W	85.27'
L5	N 46°53'14" W	42.25'

**LINE TABLE**

NO.	BEARING	DIST.
L6	S 00°49'05" E	36.25'
L7	S 01°44'14" W	183.47'
L8	N 43°23'45" E	42.43'
L9	N 46°13'13" W	42.14'
L10	N 43°47'47" E	42.73'





OWNER'S CERTIFICATION  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1.101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set ;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a magnail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1.101 acre tract, continuing a total distance of 2,842.89 feet to a magnail set at the southeast corner of said REDC 1.101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a magnail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a magnail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman Date

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

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 OUT HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary of Rockwall

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and desiganted herein as ROCKWALL TECHNOLOGY PARK PHASE V, an 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaing, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivsion engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 such improvements for the desiganted 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.

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

\_\_\_\_\_  
Rockwall Economic Development Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
Notary Public in and for My Commissin Expires  
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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 place under my personal supervision.

\_\_\_\_\_  
Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

**FINAL PLAT**  
OF  
**ROCKWALL**  
**TECHNOLOGY PARK**  
**PHASE V**

3 LOTS, BEING 214.7576 ACRES

SITUATED IN THE  
J.A. RAMSEY SURVEY ABSTRACT NO. 186  
J.B. JONES SURVEY, ABSTRACT NO. 125

AND THE  
ROBERT BOYD IRVINE SURVEY,  
ABSTRACT NO. 120

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O BOX 968  
ROCKWALL, TEXAS 75087



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** December 6, 2021  
**APPLICANT:** Matt Wavering; *Rockwall Economic Development Corporation*  
**CASE NUMBER:** P2021-062; *Final Plat for Phase V of Rockwall Technology Park*

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### SUMMARY

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 214.7576-acre tract of land (*i.e. being a portion of Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125*) for the purpose of establishing three (3) light industrial lots (*i.e. Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition*) to facilitate future expansion of the Rockwall Industrial Technology Park.
- The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has remained zoned Light Industrial (LI) district since this change.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Final Plat for *Phase V of Rockwall Technology Park*, staff would propose the following conditions of approval:

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

**PLANNING AND ZONING COMMISSION**

On November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2021-062

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

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

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

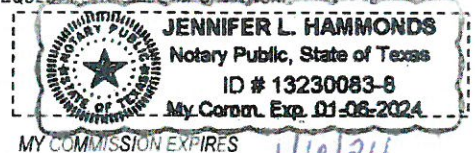
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 4,595.15 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 16 DAY OF November 2021.

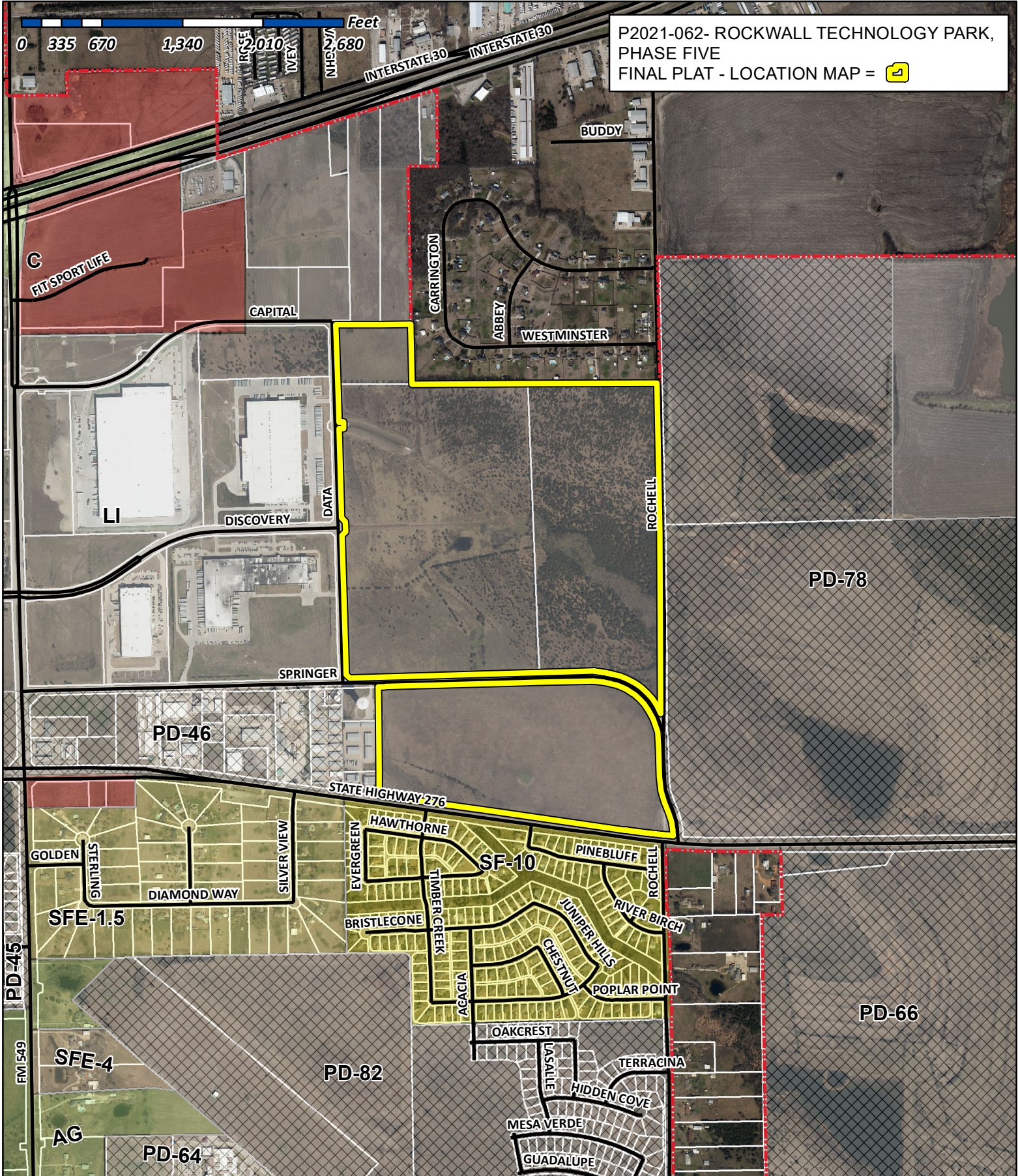
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*



0 335 670 1,340 2,010 2,680 Feet

P2021-062- ROCKWALL TECHNOLOGY PARK, PHASE FIVE  
FINAL PLAT - LOCATION MAP = 

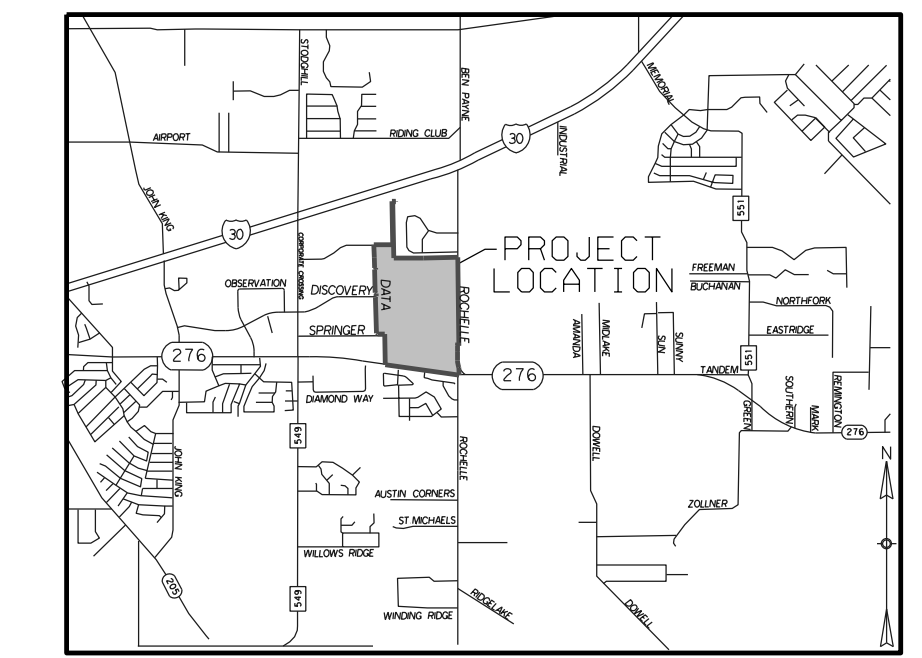
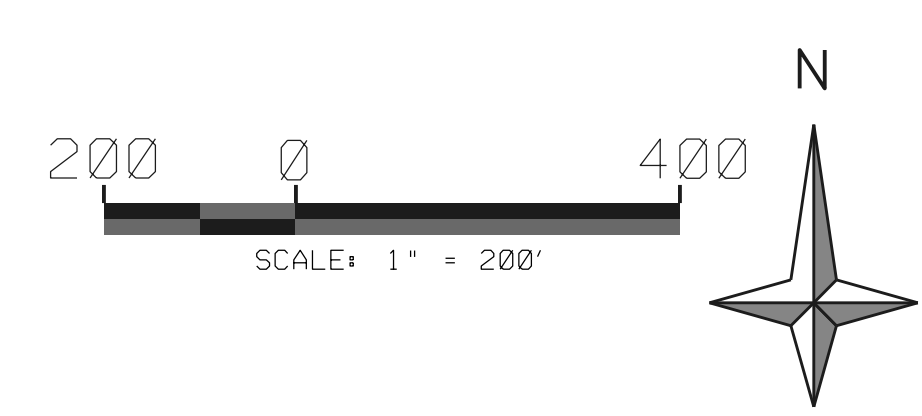
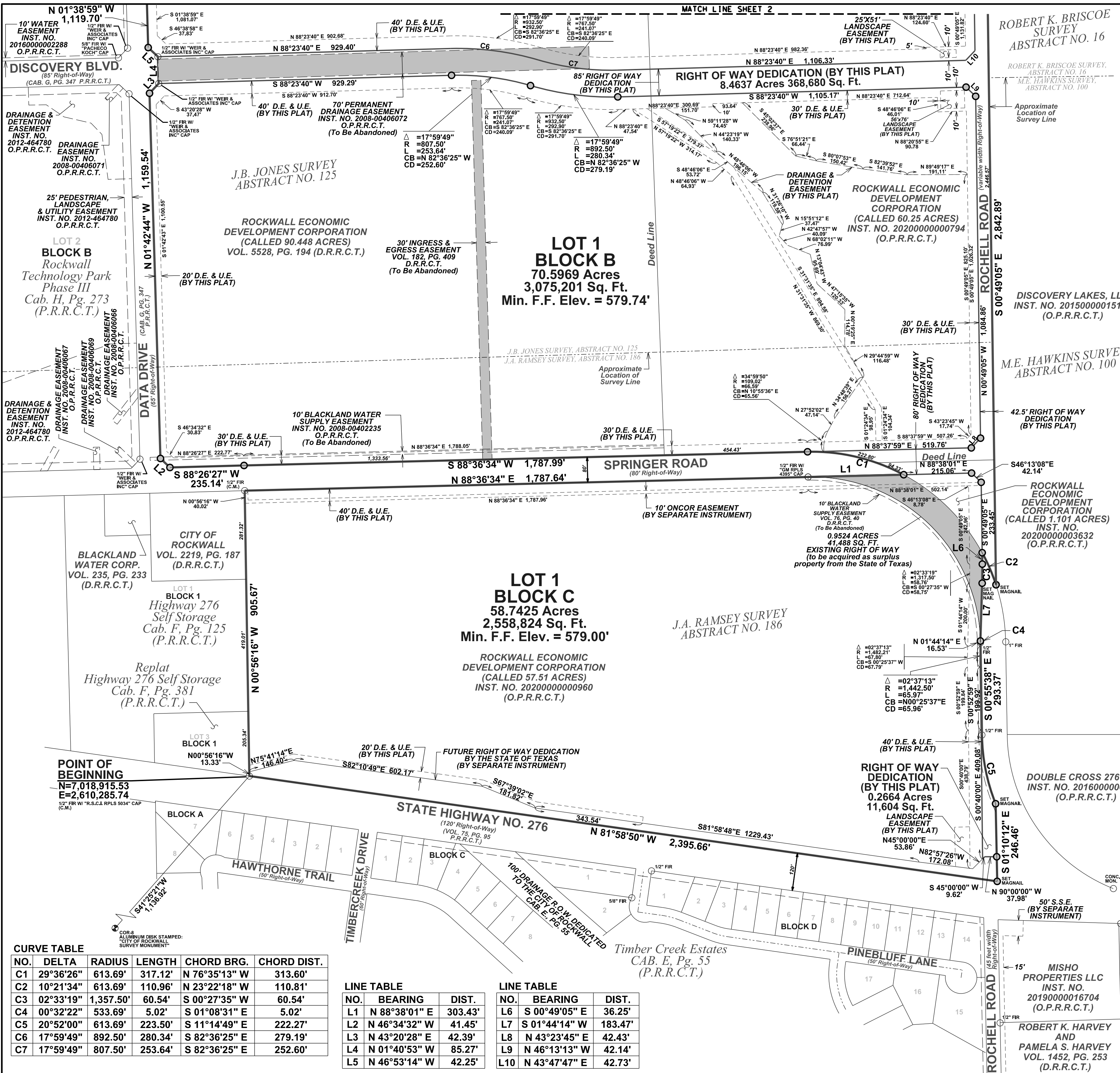


# City of Rockwall

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

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





**LEGEND**

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- SX Set "X" Cut
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- FPK Found PK Nail
- FX Found "X" Cut
- MON Concrete Monument
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records Of Rockwall County Texas
- D.R.R.C.T. Deed Records Of Rockwall County Texas
- P.R.R.C.T. Plat Records Of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- D.E. Drainage Easement
- U.E. Utility Easement
- S.S.E. Sanitary Sewer Easement

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
  - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
  - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
  - There are no proposed building improvements with this plat.
  - Water source shall be provided by the City of Rockwall.
  - Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V**

3 LOTS, BEING 214.7576 ACRES  
 SITUATED IN THE  
 J.A. RAMSEY SURVEY ABSTRACT NO. 186  
 J.B. JONES SURVEY, ABSTRACT NO. 125  
 AND THE  
 ROBERT BOYD IRVINE SURVEY,  
 ABSTRACT NO. 120  
 IN THE  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

SURVEYOR  
**PJB SURVEYING, LLC**  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-6669

OWNER/SUBDIVIDER  
**ROCKWALL ECONOMIC DEVELOPMENT**  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087

**CURVE TABLE**

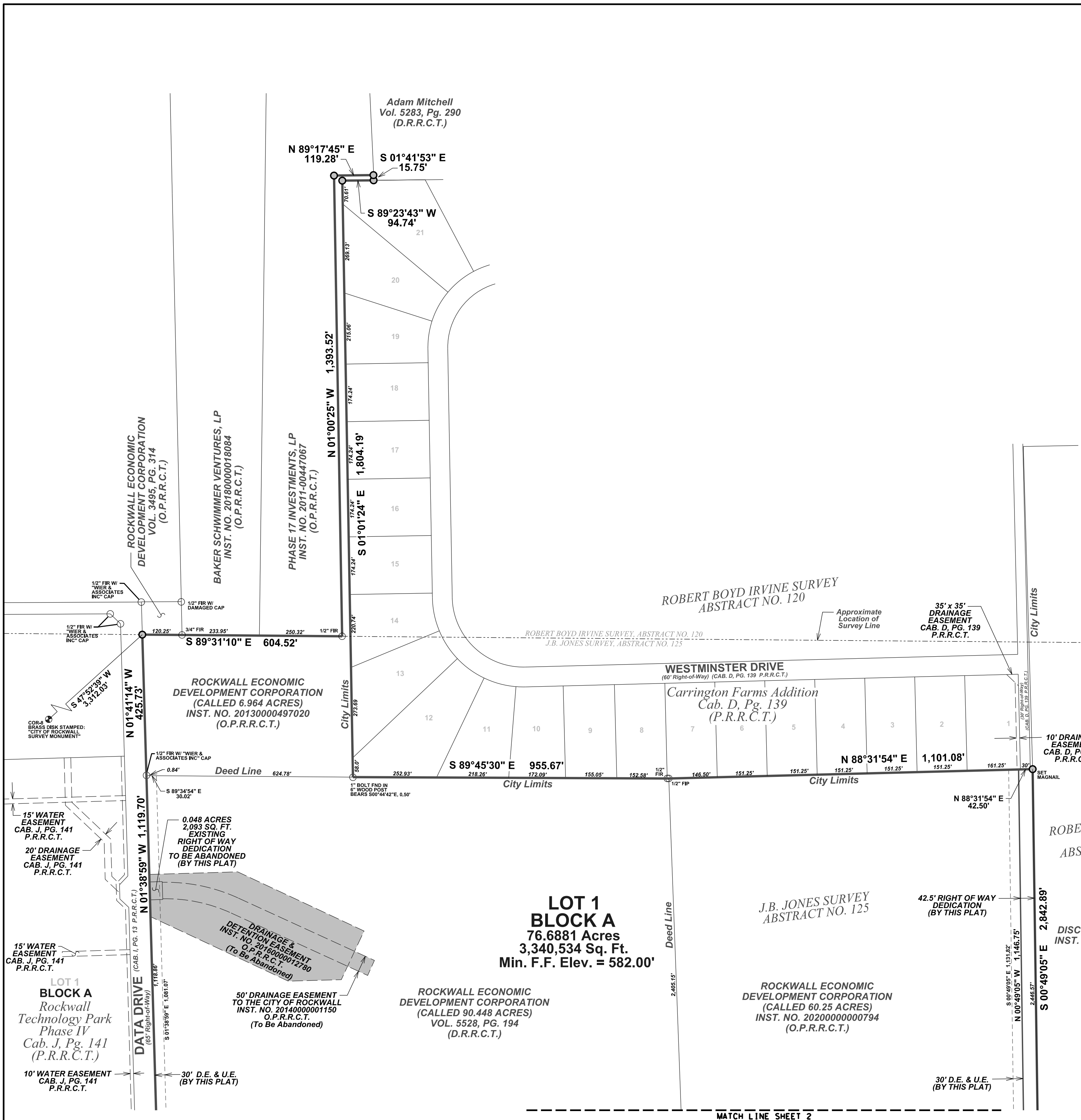
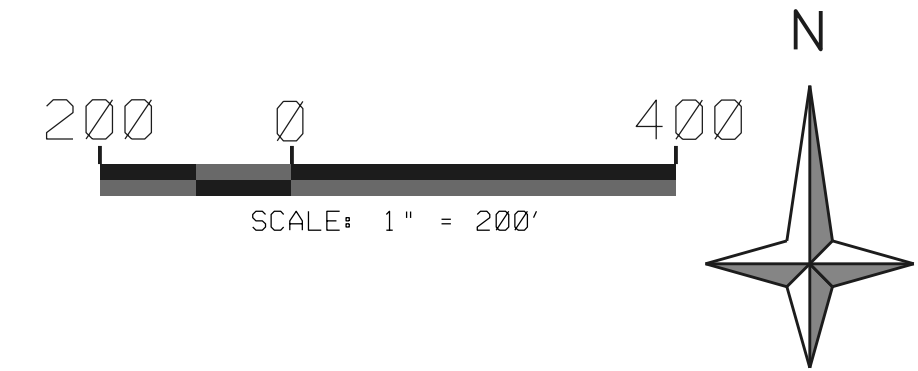
NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	29°36'26"	613.69'	317.12'	N 76°35'13" W	313.60'
C2	10°21'34"	613.69'	110.96'	N 23°22'18" W	110.81'
C3	02°33'19"	1,357.50'	60.54'	S 00°27'35" W	60.54'
C4	00°32'22"	533.69'	5.02'	S 01°08'31" E	5.02'
C5	20°52'00"	613.69'	223.50'	S 11°14'49" E	222.27'
C6	17°59'49"	892.50'	280.34'	S 82°36'25" E	279.19'
C7	17°59'49"	807.50'	253.64'	S 82°36'25" E	252.60'

**LINE TABLE**

NO.	BEARING	DIST.
L1	N 88°38'01" E	303.43'
L2	N 46°34'32" W	41.45'
L3	N 43°20'28" E	42.39'
L4	N 01°40'53" W	85.27'
L5	N 46°53'14" W	42.25'

**LINE TABLE**

NO.	BEARING	DIST.
L6	S 00°49'05" E	36.25'
L7	S 01°44'14" W	183.47'
L8	N 43°23'45" E	42.43'
L9	N 46°13'13" W	42.14'
L10	N 43°47'47" E	42.73'



**LEGEND**

○	Monument Found	O.P.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

**General Notes:**

- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
- Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
- Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
- There are no proposed building improvements with this plat.
- Water source shall be provided by the City of Rockwall.
- Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V**

3 LOTS, BEING 214.7576 ACRES  
SITUATED IN THE  
J.A. RAMSEY SURVEY ABSTRACT NO. 186  
J.B. JONES SURVEY, ABSTRACT NO. 125  
AND THE  
ROBERT BOYD IRVINE SURVEY,  
ABSTRACT NO. 120  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O. BOX 968  
ROCKWALL, TEXAS 75087



OWNER'S CERTIFICATION  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1.101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a magnail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1.101 acre tract, continuing a total distance of 2,842.89 feet to a magnail set at the southeast corner of said REDC 1.101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a magnail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a magnail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman Date

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

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 OUT HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary of Rockwall

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and desiganted herein as ROCKWALL TECHNOLOGY PARK PHASE V, an 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaing, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivison engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 such improvements for the desiganted 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.

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

\_\_\_\_\_  
Rockwall Economic Development Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
Notary Public in and for My Commissin Expires  
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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 place under my personal supervision.

\_\_\_\_\_  
Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

**FINAL PLAT**  
OF  
**ROCKWALL**  
**TECHNOLOGY PARK**  
**PHASE V**

3 LOTS, BEING 214.7576 ACRES

SITUATED IN THE  
J.A. RAMSEY SURVEY ABSTRACT NO. 186  
J.B. JONES SURVEY, ABSTRACT NO. 125

AND THE  
ROBERT BOYD IRVINE SURVEY,  
ABSTRACT NO. 120

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
ROCKWALL  
ECONOMIC DEVELOPMENT  
P.O BOX 968  
ROCKWALL, TEXAS 75087



December 8, 2021

TO: Matt Wavering  
Rockwall Economic Development Corporation  
2610 Observation Trl Suite 104  
Rockwall, TX 75032

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

SUBJECT: P2021-062; *Final Plat for Phase V of Rockwall Technology Park*

Matt Wavering:

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

Planning and Zoning Commission

On November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) 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.

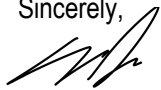
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- 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 (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to read 'AR', written in a cursive style.

Andrew Reyna  
Planner