PLANNING AND ZONING CASE CHECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

☐ TREESCAPE PLAN

P&Z CASE # <i></i>	CC DATE	APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE	HPAB DATE	PARK BOARD DATE
	The state of the s	RDINANCE (ORD.#)
ZONING APPLICATION	☐ APPLICATIO	DNS
☐ SPECIFIC USE PERMIT	☐ RECEIPT	
☐ ZONING CHANGE	☐ LOCATION	MAP
□ PD CONCEPT PLAN	☐ HOA MAP	
□ PD DEVELOPMENT PLAN	☐ PON MAP	
	☐ FLU MAP	
6	☐ NEWSPAPE	R PUBLIC NOTICE
	☐ 500-FT. BUI	FFER PUBLIC NOTICE
	☐ PROJECT RE	EVIEW
	☐ STAFF REPO	DRT
SITE PLAN APPLICATION	☐ CORRESPO	NDENCE
☐ SITE PLAN	☐ COPY-ALL P	LANS REQUIRED
☐ LANDSCAPE PLAN	☐ COPY-MARI	K-UPS
☐ TREESCAPE PLAN	100 March	CIL MINUTES-LASERFICHE
☐ PHOTOMETRIC PLAN	☐ MINUTES-L	
□ BUILDING ELEVATIONS	AND DESCRIPTION OF THE PROPERTY OF	DATE
☐ MATERIAL SAMPLES		
☐ COLOR RENDERING		
	NOTES:	
	NOTES	
PLATTING APPLICATION		
☐ MASTER PLAT		
☐ PRELIMINARY PLAT		
☐ FINAL PLAT		
☐ REPLAT		
☐ ADMINISTRATIVE/MINOR PLAT	ZONING MAP U	JPDATED
☐ VACATION PLAT	7	
I □ IANIDSCADE DIANI		



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

Γ	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

Expires May 24, 2025

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 **OTHER APPLICATION FEES:** ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] VACANT CURRENT ZONING LIGHT INDUSTRIAL CURRENT USE INDUSTRIAL PROPOSED ZONING LIGHT INDUSTRIAL PROPOSED USE ACREAGE 22.51 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) ☑ APPLICANT BGE ENGINEERING OWNER BAKER SCHWIMMER VENTURES LP CONTACT PERSON NICK HOBBS CONTACT PERSON RANDALL SCHWIMMER ADDRESS 2595 DALLAS PARKWAY, SUITE 101 2633 MCKINNEY AVE, STE 130-510 **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE THESCHWIMMER@GMAIL.COM NHOBBS@BGEINC.COM E-MAIL NOTARY VERIFICATION REQUIRED Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20_22. 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 I DAY OF January JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, L

anath ar



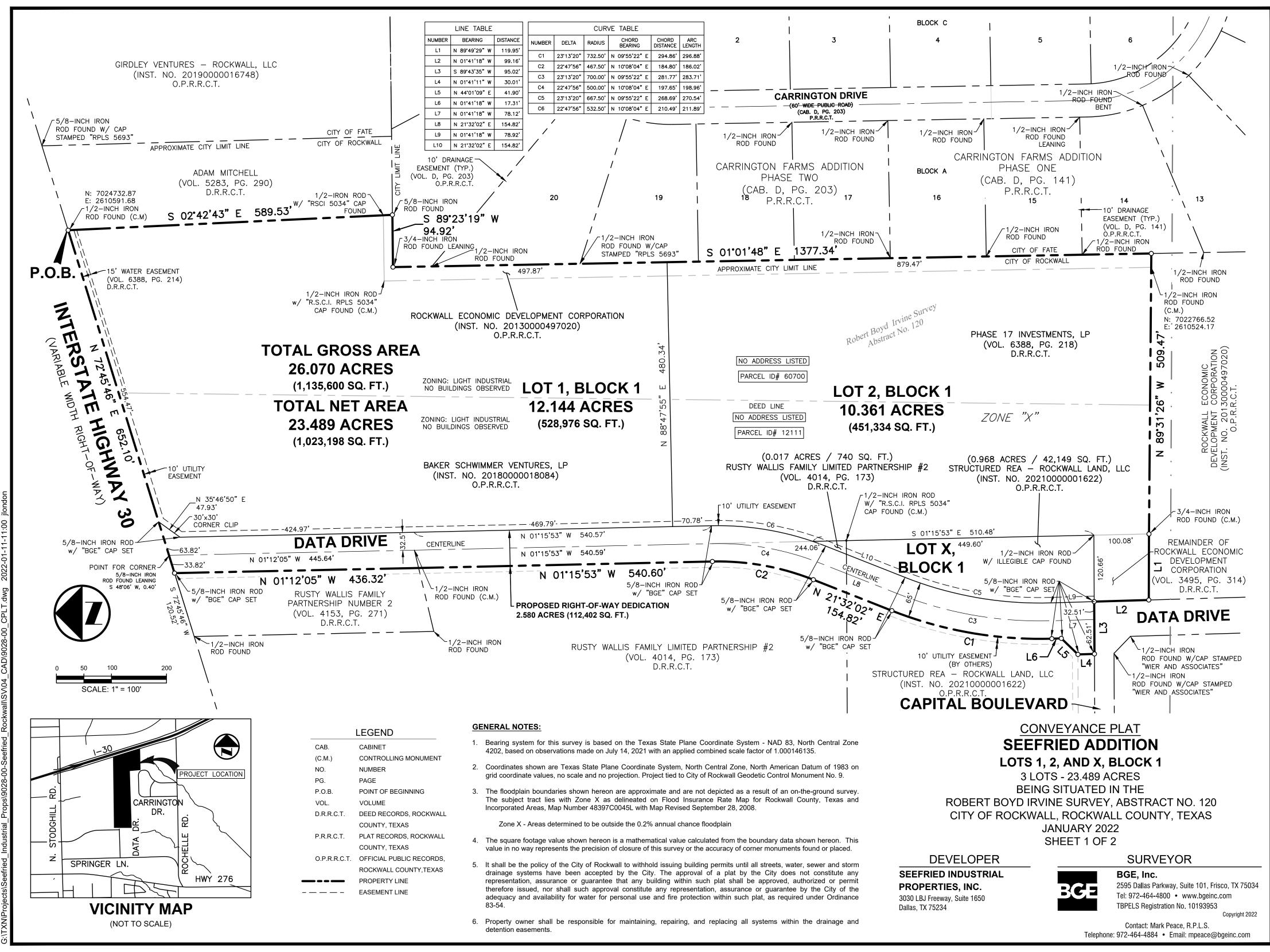
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STAFF USEPLANNING	ONLY
	APPLICATION IS NOT CONSIDERED ACCEPTED BY THE THE PLANNING DIRECTOR AND CITY ENGINEER HAVE LOW.
DIRECTOR	OF PLANNING:

Expires May 24, 2025

CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] **ZONING APPLICATION FEES: PLATTING APPLICATION FEES:** ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: : IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] CURRENT ZONING LIGHT INDUSTRIAL VACANT **CURRENT USE** INDUSTRIAL PROPOSED USE PROPOSED ZONING LIGHT INDUSTRIAL ACREAGE 22.51 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] M APPLICANT BGE ENGINEERING □ OWNER PHASE 17 INVESTMENTS LP **NICK HOBBS** CONTACT PERSON CONTACT PERSON RANDALL SCHWIMMER 2633 MCKINNEY AVE, STE 130-510 2595 DALLAS PARKWAY, SUITE 101 ADDRESS **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE E-MAIL THESCHWIMMER@GMAIL.COM E-MAIL NHOBBS@BGEINC.COM NOTARY VERIFICATION [REQUIRED] Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2022 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 JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase



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OWNER'S CERTIFICATION	
STATE OF TEXAS	§
COUNTY OF ROCKWALL	§

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two:

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "RGE" set for corporation."

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

My Commission Expires:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gregory Mark Peace, RPLS No	o. 6608			
STATE OF TEXAS COUNTY OF ROCKWALL	§ §			
	nthority, on this day personally apped d acknowledged to me that he exec	0 ,	•	
Given upon my hand and seal	of office this day of	, 2022.		
Notary Public in and for the Sta	ate of Texas			

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

Witness, my hand this the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

Council of the City of Rockwall on the day of

WITNESS OUR HANDS, this day of __

Mayor, City of Rockwall

Planning and Zoning Commission

APPROVED

- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Rusty Wallis Family Limited Partnership #2

	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
Before i	me, the undersigned au bed to the foregoing instr	nthority, on this day persona ument, and acknowledged to	lly appeared, known to me to be the p me that he executed the same for the purpose and consideration th	erson whose name erein stated.
Given u	pon my hand and seal of	f office this day of	, 2022.	
Notary F	Public in and for the State	e of Texas		
My Com	nmission Expires:			
Ву:	Phase 17 Investments	, LP		
	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
COUNT	Y OF ROCKWALL me. the undersigned au	ithority, on this day persona	lly appeared, known to me to be the p me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	ithority, on this day persona	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before i subscrib Given u	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	Y OF ROCKWALL me, the undersigned au ped to the foregoing instru pon my hand and seal of	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given up	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before resubscrib Given up Notary F My Com By:	me, the undersigned au ped to the foregoing instru- pon my hand and seal of Public in and for the State numission Expires: Rockwall Economic De Name	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before I subscrib Given up Notary F My Com By: STATE COUNT Before I	me, the undersigned au ped to the foregoing instruction of the foregoing instruction of the State of the foregoing instruction of the State of the foregoing in and for the State of the foregoing in and for the State of the foregoing in an arrival of the State of the foregoing in the foregoing i	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erein stated.
Before is subscrib	me, the undersigned au oed to the foregoing instruction of the State of the Indiana of	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erein stated.

Date

City Secretary, City of Rockwall

city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

hereby certify that the above and foregoing plat of SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the

City Engineer, City of Rockwall

	Name Title					
	OF TEXAS Y OF ROCKWALL	§ §				
Before m	ne, the undersigned a ed to the foregoing inst	authority, on this day perso trument, and acknowledged	nally appearedto me that he executed the	, known same for the purpose a	to me to be the person and consideration therein	n whose name is n stated.
Given up	oon my hand and seal o	of office this day of	, 2022.			
Notary P	ublic in and for the Sta	ate of Texas				
My Comr	mission Expires:					
Ву:	Structured REA - Roo	ckwall Land, LLC				
	Name Title					
	OF TEXAS Y OF ROCKWALL	§ §				
Before m	ne, the undersigned a ed to the foregoing ins	authority, on this day perso trument, and acknowledged	nally appearedto me that he executed the	, known same for the purpose a	to me to be the personand consideration thereir	n whose name is n stated.
Given up	oon my hand and seal o	of office this day of	, 2022.			
Notary P	ublic in and for the Sta	ate of Texas				
My Comr	mission Expires:					

CONVEYANCE PLAT SEEFRIED ADDITION LOTS 1, 2, AND X, BLOCK 1

3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC. 3030 LBJ Freeway, Suite 1650 Dallas, TX 75234 SURVEYOR

BGE. Inc.

BGE

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

464-4884 • Email: mpeace@bgeinc.com

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9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report

Mon Jan 10 16:33:56

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 497.87

7024671.97 2610915.07 S 88°47'55" W 480.34

7024661.90 2610434.84 N 01°15'53" W 469.79

7025131.57 2610424.47 N 01°12'05" W 424.97

7025556.45 2610415.55 N 35°46'50" E 47.93

7025595.33 2610443.58 N 72°45'46" E 554.47

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

Conveyance Plat - Lot 2

Closure Report

2022

Mon Jan 10 16:36:08

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 N 89°43'35" E 120.66

7023896.93 2610419.22 N 01°15'53" W 510.48

7024407.28 2610407.95 Left 20°07'16" 532.50 N 08°47'45" E 186.04

187.00

7024591.14 2610436.40 N 01°15'53" W 70.78

7024661.90 2610434.84 N 88°47'55" E 480.34

7024671.97 2610915.07 S 01°01'48" E 879.47

Closure Error Distance > 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

9028-00 Seefried Rockwall

Conveyance Plat - ROW Dedication

7023895.90 2610203.54 N 01°41'11" W 30.01

Closure Report Mon Jan 10 16:38:04 2022

Northing E Arc Length	asting Ang	le Distance	Direct	ion Del	ta Radiu	us Chord Angle	Chord Length
7025566.40	2610350.33	N 72°45'46" E	97.63				
7025595.33	2610443.58	S 35°46'50" W	47.93	3			
7025556.45	2610415.55	S 01°12'05" E	424.97				
7025131.57	2610424.47	S 01°15'53" E	540.57				
7024591.14 211.89	2610436.40		Right	22°47'56"	532.50	S 10°08'04" W	210.49
7024383.93	2610399.36	S 21°32'02" W	154.8	2			
7024239.91 270.54	2610342.53		Left	23°13'20"	667.50	S 09°55'22" W	268.69
7023975.24	2610296.23	S 01°41'18" E	78.92				
7023896.35	2610298.55	S 89°43'35" W	95.02	2			

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000

Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

Closure Report Mon Jan 10 16:29:58

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length
7025759.64 2610973.14 \$ 02°42'43" E 589.53
7025170.77 2611001.04 \$ 89°23'19" W 94.92
7025169.76 2610906.12 \$ 01°01'48" E 1377.34

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 S 89°43'35" W 95.02

7023895.90 2610203.54 N 01°41'11" W 30.01

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance > 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:		Case Number	
Minor/Amending Plat Final Plat (CONVETANCE) Master Plat PLAT)	☐ Replat ☐ Preliminary Plat	Reviewed By:	
Master Plat PLAT	☐ Vacation Plat	Review Date:	

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

Requirements	√= 0K	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]		Ø	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review: ✓ Plat ✓ Treescape Plan ✓ Landscape Plan ✓ Plat Reinstatement Request	ত্ৰত্ত ত্ৰ		[Final Plat, Preliminary Plat & Master Plat] If Applicable [Final Plat & Preliminary Plat] If Applicable [Final Plat & Preliminary Plat] Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]			Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	⊭		Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block: Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved) Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County	a	0	Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]			This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	☑		The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]			A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]			The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]			Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	☑′		Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]			Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]			Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	Ø		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	Ø		Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	lacksquare		Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		a	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]			Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	ď		Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]			Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	Q'		Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]			Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]			Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	₽		Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]			Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]			Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]			Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		0/	Indicate all significant man-made features such as railroad, roads, buildings,
Parks and Open Space [Preliminary Plat & Master Plat]			Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		Ø	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		Ø	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		Ø	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	abla		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]			Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]			Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		0	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	Ø		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]			Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]			Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	₽		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]			Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	Ø		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	Ø		Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat [Final Plat]	Q'	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	0	Review the proposed plans and plat with electric, gas, cable and phone companies.





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

Γ	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

Expires May 24, 2025

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 **OTHER APPLICATION FEES:** ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] VACANT CURRENT ZONING LIGHT INDUSTRIAL CURRENT USE INDUSTRIAL PROPOSED ZONING LIGHT INDUSTRIAL PROPOSED USE ACREAGE 22.51 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) ☑ APPLICANT BGE ENGINEERING OWNER BAKER SCHWIMMER VENTURES LP CONTACT PERSON NICK HOBBS CONTACT PERSON RANDALL SCHWIMMER ADDRESS 2595 DALLAS PARKWAY, SUITE 101 2633 MCKINNEY AVE, STE 130-510 **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE THESCHWIMMER@GMAIL.COM NHOBBS@BGEINC.COM E-MAIL NOTARY VERIFICATION REQUIRED Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20_22. 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 I DAY OF January JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, L

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

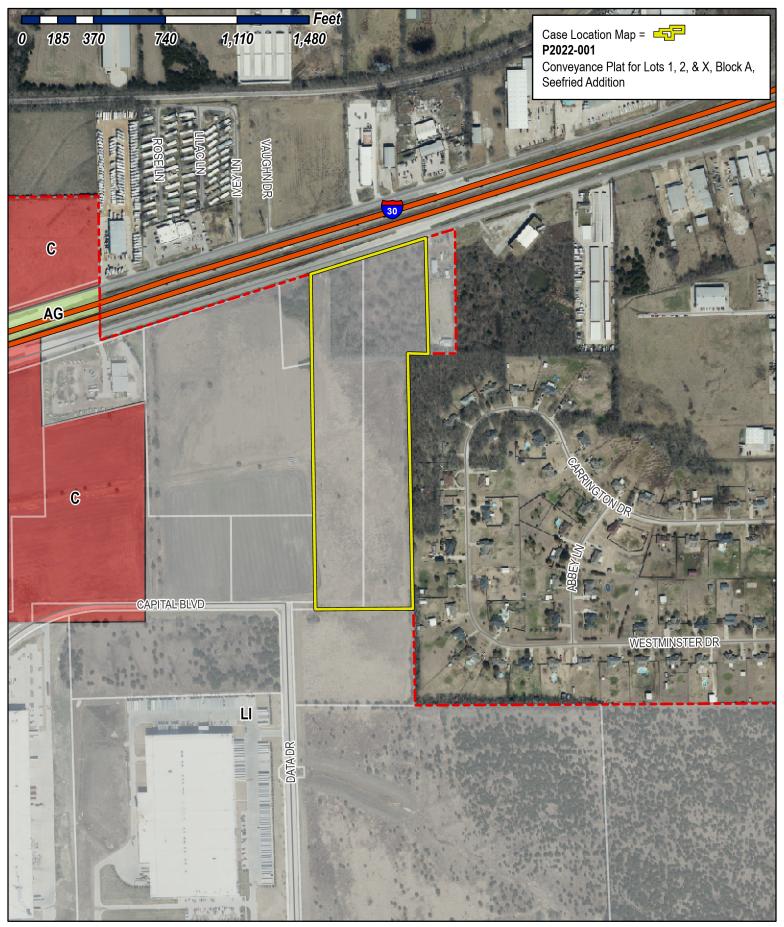
PLANNING & ZONING CASI	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
l	

Expires May 24, 2025

CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] **ZONING APPLICATION FEES: PLATTING APPLICATION FEES:** ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: : IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] CURRENT ZONING LIGHT INDUSTRIAL VACANT **CURRENT USE** INDUSTRIAL PROPOSED ZONING LIGHT INDUSTRIAL PROPOSED USE ACREAGE 22.51 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] M APPLICANT BGE ENGINEERING □ OWNER PHASE 17 INVESTMENTS LP **NICK HOBBS** CONTACT PERSON CONTACT PERSON RANDALL SCHWIMMER 2633 MCKINNEY AVE, STE 130-510 2595 DALLAS PARKWAY, SUITE 101 ADDRESS **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE E-MAIL THESCHWIMMER@GMAIL.COM E-MAIL NHOBBS@BGEINC.COM NOTARY VERIFICATION [REQUIRED] Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2022 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 JONATHAN ULISSES AYALA My Notary ID # 133116723

OWNER'S SIGNATURE

By Randall Schwimmer, Manager, TMLLC14, LLC, GP to P

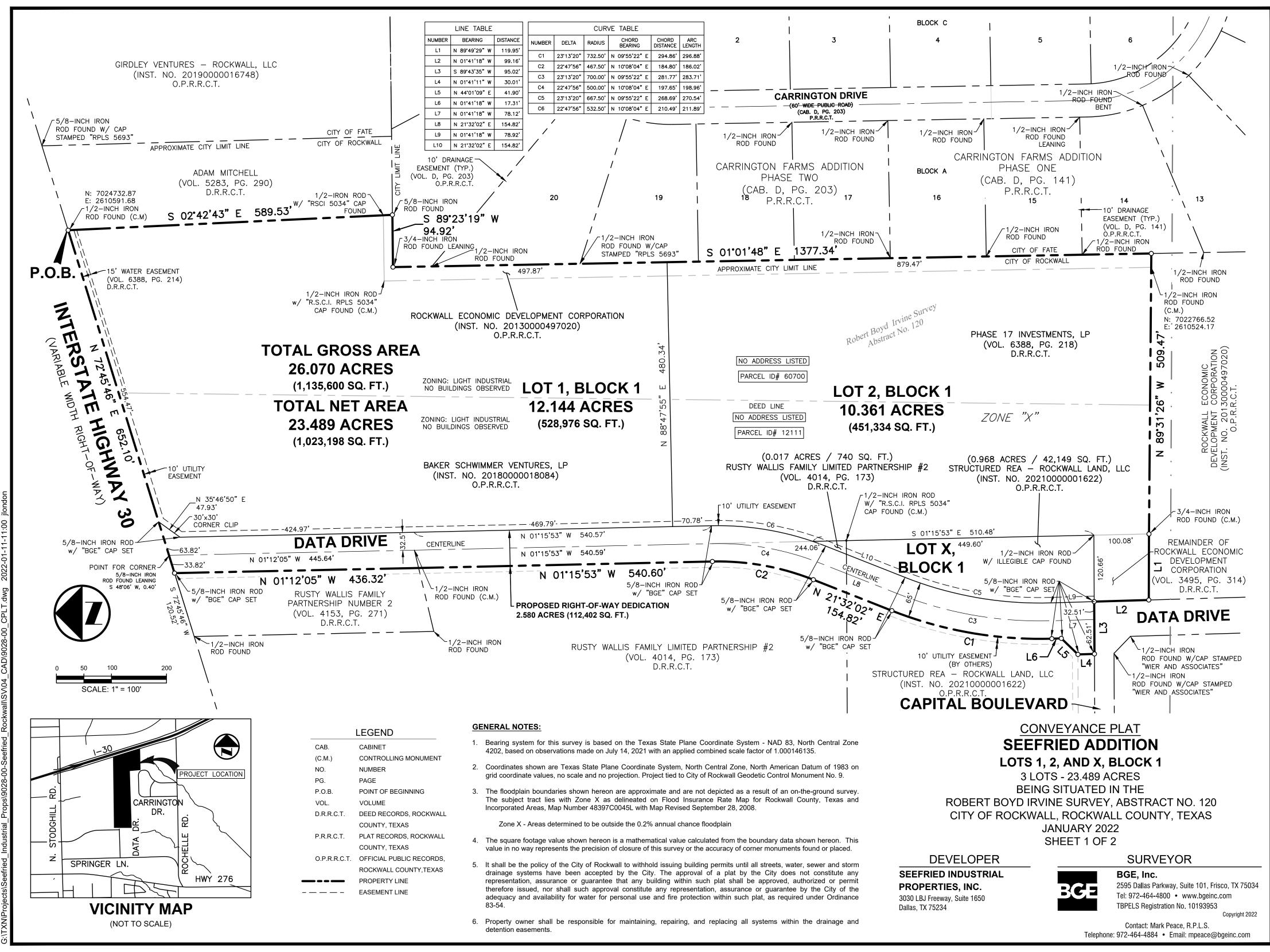




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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OWNER'S CERTIFICATION	
STATE OF TEXAS	§
COUNTY OF ROCKWALL	§

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two:

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "RGE" set for corporation."

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

My Commission Expires:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gregory Mark Peace, RPLS No	o. 6608			
STATE OF TEXAS COUNTY OF ROCKWALL	§ §			
	nthority, on this day personally apped d acknowledged to me that he exec	0 ,	•	
Given upon my hand and seal	of office this day of	, 2022.		
Notary Public in and for the Sta	ate of Texas			

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

Witness, my hand this the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

Council of the City of Rockwall on the day of

WITNESS OUR HANDS, this day of __

Mayor, City of Rockwall

Planning and Zoning Commission

APPROVED

- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Rusty Wallis Family Limited Partnership #2

	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
Before i	me, the undersigned au bed to the foregoing instr	nthority, on this day persona ument, and acknowledged to	lly appeared, known to me to be the p me that he executed the same for the purpose and consideration th	erson whose name erein stated.
Given u	pon my hand and seal of	f office this day of	, 2022.	
Notary F	Public in and for the State	e of Texas		
My Com	nmission Expires:			
Ву:	Phase 17 Investments	, LP		
	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
COUNT	Y OF ROCKWALL me. the undersigned au	ithority, on this day persona	lly appeared, known to me to be the p me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	ithority, on this day persona	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before i subscrib Given u	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	Y OF ROCKWALL me, the undersigned au ped to the foregoing instru pon my hand and seal of	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given up	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before resubscrib Given up Notary F My Com By:	me, the undersigned au ped to the foregoing instru- pon my hand and seal of Public in and for the State numission Expires: Rockwall Economic De Name	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before I subscrib Given up Notary F My Com By: STATE COUNT Before I	me, the undersigned au ped to the foregoing instruction of the foregoing instruction of the State of the foregoing instruction of the State of the foregoing in and for the State of the foregoing in and for the State of the foregoing in an arrival of the State of the foregoing in the foregoing i	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erein stated.
Before is subscrib	me, the undersigned au oed to the foregoing instruction of the State of the Indiana of	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erein stated.

Date

City Secretary, City of Rockwall

city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

hereby certify that the above and foregoing plat of SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the

City Engineer, City of Rockwall

	Name Title					
	OF TEXAS Y OF ROCKWALL	§ §				
Before m	ne, the undersigned a ed to the foregoing inst	authority, on this day perso trument, and acknowledged	nally appearedto me that he executed the	, known same for the purpose a	to me to be the person and consideration therein	n whose name is n stated.
Given up	oon my hand and seal o	of office this day of	, 2022.			
Notary P	ublic in and for the Sta	ate of Texas				
My Comr	mission Expires:					
Ву:	Structured REA - Roo	ckwall Land, LLC				
	Name Title					
	OF TEXAS Y OF ROCKWALL	§ §				
Before m	ne, the undersigned a ed to the foregoing ins	authority, on this day perso trument, and acknowledged	nally appearedto me that he executed the	, known same for the purpose a	to me to be the personand consideration thereir	n whose name is n stated.
Given up	oon my hand and seal o	of office this day of	, 2022.			
Notary P	ublic in and for the Sta	ate of Texas				
My Comr	mission Expires:					

CONVEYANCE PLAT SEEFRIED ADDITION LOTS 1, 2, AND X, BLOCK 1

3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC. 3030 LBJ Freeway, Suite 1650 Dallas, TX 75234 SURVEYOR

BGE. Inc.

BGE

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

464-4884 • Email: mpeace@bgeinc.com

Copyright 2022

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report

Mon Jan 10 16:33:56

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 497.87

7024671.97 2610915.07 S 88°47'55" W 480.34

7024661.90 2610434.84 N 01°15'53" W 469.79

7025131.57 2610424.47 N 01°12'05" W 424.97

7025556.45 2610415.55 N 35°46'50" E 47.93

7025595.33 2610443.58 N 72°45'46" E 554.47

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

Conveyance Plat - Lot 2

Closure Report Mon Jan 10 16:36:08

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length

Arc Length

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 N 89°43'35" E 120.66

7023896.93 2610419.22 N 01°15'53" W 510.48

7024407.28 2610407.95 Left 20°07'16" 532.50 N 08°47'45" E 186.04

187.00

7024591.14 2610436.40 N 01°15'53" W 70.78

7024661.90 2610434.84 N 88°47'55" E 480.34

7024671.97 2610915.07 S 01°01'48" E 879.47

Closure Error Distance > 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

9028-00 Seefried Rockwall

Conveyance Plat - ROW Dedication

7023895.90 2610203.54 N 01°41'11" W 30.01

Closure Report Mon Jan 10 16:38:04 2022

Northing E Arc Length	asting Ang	le Distance	Direct	ion Del	ta Radiu	us Chord Angle	Chord Length
7025566.40	2610350.33	N 72°45'46" E	97.63				
7025595.33	2610443.58	S 35°46'50" W	47.93	3			
7025556.45	2610415.55	S 01°12'05" E	424.97				
7025131.57	2610424.47	S 01°15'53" E	540.57				
7024591.14 211.89	2610436.40		Right	22°47'56"	532.50	S 10°08'04" W	210.49
7024383.93	2610399.36	S 21°32'02" W	154.8	2			
7024239.91 270.54	2610342.53		Left	23°13'20"	667.50	S 09°55'22" W	268.69
7023975.24	2610296.23	S 01°41'18" E	78.92				
7023896.35	2610298.55	S 89°43'35" W	95.02	2			

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000

Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

7023973.33 2610231.26

296.88

Closure Report

Mon Jan 10 16:29:58

2022

Northing Ea	asting Ang	le Distance	Direction	Delta	Radius	Chord Angle	Chord Length
7025759.64	2610973.14	S 02°42'43" E	589.53				
7025170.77	2611001.04	S 89°23'19" W	94.92				
7025169.76	2610906.12	S 01°01'48" E	1377.34				
7023792.64	2610930.88	N 89°31'26" W	509.47				
7023796.87	2610421.43	N 89°49'29" W	119.95				
7023797.24	2610301.48	N 01°41'18" W	99.16				
7023896.35	2610298.55	S 89°43'35" W	95.02				
7023895.90	2610203.54	N 01°41'11" W	30.01				
7023925.90	2610202.65	N 44°01'09" E	41.90				
7023956.03	2610231.77	N 01°41'18" W	17.31				

Right 23°13'20" 732.50 N 09°55'22" E 294.86

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance > 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:		Case Number	
Minor/Amending Plat Final Plat (CONVETANCE) Master Plat PLAT)	☐ Replat ☐ Preliminary Plat	Reviewed By:	
Master Plat PLAT	☐ Vacation Plat	Review Date:	

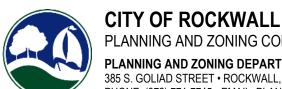
NOTES: The requirements listed below are based on the case type, which is indicated in the "[]" below the requirement description. On the checklist below a Replat. Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	√= 0K	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]		Ø	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review: ✓ Plat ✓ Treescape Plan ✓ Landscape Plan ✓ Plat Reinstatement Request	ত্ৰত্ত ত্ৰ		[Final Plat, Preliminary Plat & Master Plat] If Applicable [Final Plat & Preliminary Plat] If Applicable [Final Plat & Preliminary Plat] Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]			Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	⊭		Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block: Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved) Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County	a	0	Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]			This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	☑		The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]			A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]			The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]			Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	☑′		Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]			Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]			Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	Ø		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	Ø		Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	lacksquare		Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		a	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]			Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	ď		Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]			Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	Q'		Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]			Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]			Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	₽		Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]			Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]			Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]			Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		0/	Indicate all significant man-made features such as railroad, roads, buildings,
Parks and Open Space [Preliminary Plat & Master Plat]			Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		Ø	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		Ø	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		Ø	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	abla		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]			Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]			Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		0	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	Ø		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]			Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]			Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	₽		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]			Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	Ø		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	Ø		Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat [Final Plat]	Q'	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	0	Review the proposed plans and plat with electric, gas, cable and phone companies.





PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: January 25, 2022

APPLICANT: Nick Hobbs, BGE Engineering

CASE NUMBER: P2022-001; Final Plat for Lots 1, 2 & 3, Block A, Seefried Addition

SUMMARY

Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LLP and Phase 17 Investments for the approval of a Conveyance Plat for Lots 1, 2 & 3, Block A, Seefried Addition being a 23.489acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120 and Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Final Plat* for a 23.489-acre parcel of land (i.e. Tracts 25 & 25-1, R. B. Irvine Survey, Abstract No. 120) for the purpose of dedicating the necessary right-of-way for Data Drive and incorporating a remainder tract (i.e. Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 125) into the subject property. Prior to the applicant's submittal for this Conveyance Plat, a site plan for two (2) Warehouse/Distribution Facilities [Case No. SP2021-027] was approved by the Planning and Zoning Commission on November 9, 2021. As part of this development the applicant is required to dedicate their portion of the 65-feet of right-of-way necessary to extend Data Drive, and construct a portion of this roadway.
- ☑ The subject property was annexed by the City Council on July 21, 1997 by Ordinance No. 97-14. On July 5, 2005 the City Council approved a zoning change [Case No. Z2005-021] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-027] to allow the construction of two (2) ~157,720 SF Warehouse/Distribution Facilities. Since the time of annexation, the subject property has remained vacant.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Lots 1, 2, & 3, Block A, Seefried Addition, staff would propose the following conditions of approval:

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

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



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

Γ	PLANNING & ZONING CASE NO.
	<u>MOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

Expires May 24, 2025

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 **OTHER APPLICATION FEES:** ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] VACANT CURRENT ZONING LIGHT INDUSTRIAL CURRENT USE INDUSTRIAL PROPOSED ZONING LIGHT INDUSTRIAL PROPOSED USE ACREAGE 22.51 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) ☑ APPLICANT BGE ENGINEERING OWNER BAKER SCHWIMMER VENTURES LP CONTACT PERSON NICK HOBBS CONTACT PERSON RANDALL SCHWIMMER ADDRESS 2595 DALLAS PARKWAY, SUITE 101 2633 MCKINNEY AVE, STE 130-510 **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE THESCHWIMMER@GMAIL.COM NHOBBS@BGEINC.COM E-MAIL NOTARY VERIFICATION REQUIRED Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20_22. 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 I DAY OF January JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, L

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

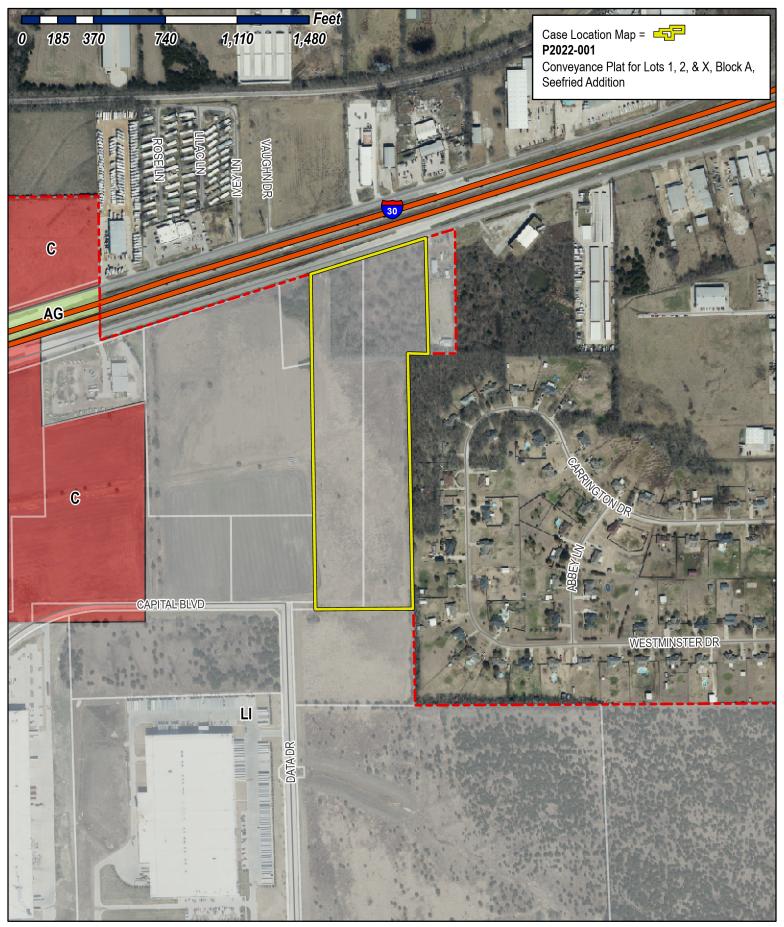
PLANNING & ZONING CASI	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
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Expires May 24, 2025

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OWNER'S SIGNATURE

By Randall Schwimmer, Manager, TMLLC14, LLC, GP to P

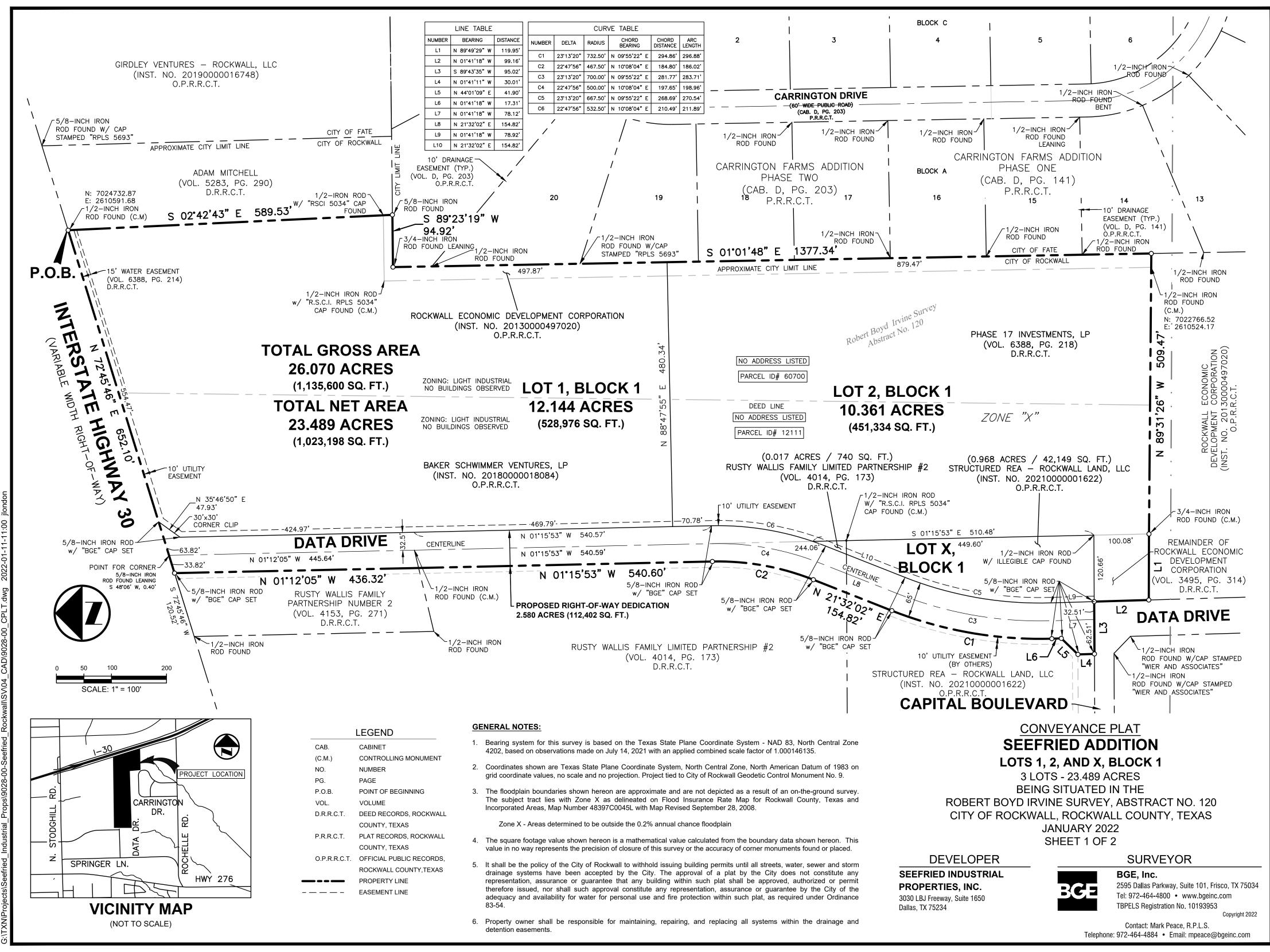




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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OWNER'S CERTIFICATION	
STATE OF TEXAS	§
COUNTY OF ROCKWALL	§

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two:

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "RGE" set for corporation."

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

My Commission Expires:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gregory Mark Peace, RPLS No	o. 6608			
STATE OF TEXAS COUNTY OF ROCKWALL	§ §			
	nthority, on this day personally apped d acknowledged to me that he exec	0 ,	•	
Given upon my hand and seal	of office this day of	, 2022.		
Notary Public in and for the Sta	ate of Texas			

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

Witness, my hand this the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

Council of the City of Rockwall on the day of

WITNESS OUR HANDS, this day of __

Mayor, City of Rockwall

Planning and Zoning Commission

APPROVED

- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Rusty Wallis Family Limited Partnership #2

	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
Before i	me, the undersigned au bed to the foregoing instru	nthority, on this day persor ument, and acknowledged t	ally appeared, known to me to be the porme that he executed the same for the purpose and consideration the	erson whose name erein stated.
Given u	pon my hand and seal of	office this day of	, 2022.	
Notary F	Public in and for the State	e of Texas		
My Com	nmission Expires:			
Ву:	Phase 17 Investments	, LP		
	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
COUNT	Y OF ROCKWALL me. the undersigned au	thority, on this day persor	ally appeared, known to me to be the point me to be the point of the purpose and consideration the control of the purpose and consideration the purpos	erson whose name erein stated.
COUNT Before r subscrib	Y OF ROCKWALL me, the undersigned au oed to the foregoing instru	thority, on this day persor	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before i subscrib Given u	Y OF ROCKWALL me, the undersigned au oed to the foregoing instru	othority, on this day persor ument, and acknowledged to office this day of	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	Y OF ROCKWALL me, the undersigned au ped to the foregoing instru pon my hand and seal of	othority, on this day persor ument, and acknowledged to office this day of	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given up	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	othority, on this day persor ument, and acknowledged to office this day of	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State mission Expires:	othority, on this day persor ument, and acknowledged to office this day of e of Texas	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before resubscrib Given up Notary F My Com By:	me, the undersigned au ped to the foregoing instru- pon my hand and seal of Public in and for the State Inmission Expires: Rockwall Economic De Name	othority, on this day persor ument, and acknowledged to office this day of e of Texas	o me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before I subscrib Given up Notary F My Com By: STATE COUNT Before I	me, the undersigned au ped to the foregoing instruction of the foregoing instruction of the State of the foregoing instruction of the State of the foregoing instruction of the State of the foregoing in the State of the foregoing in the state of the foregoing in	thority, on this day persor ument, and acknowledged to office this day of	o me that he executed the same for the purpose and consideration th	erein stated.
Before is subscrib	me, the undersigned au oed to the foregoing instruction of the State of the Indiana of the State of the Indiana of the State of the Indiana o	thority, on this day persor ument, and acknowledged to office this day of	ally appeared, known to me to be the pome that he executed the same for the purpose and consideration the, known to me to be the pome that he executed the same for the purpose and consideration the	erein stated.

Date

City Secretary, City of Rockwall

city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

hereby certify that the above and foregoing plat of SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the

City Engineer, City of Rockwall

	Name Title						
	OF TEXAS / OF ROCKWALL	§ §					
Before m	ne, the undersigned a ed to the foregoing inst	uthority, on this day per trument, and acknowledge	rsonally appeareded to me that he executed the	ne same for the pu	known to me to be irpose and considera	the person whose ration therein stated.	ame is
Given up	on my hand and seal o	of office this day of	, 2022.				
Notary P	ublic in and for the Sta	te of Texas					
My Comr	mission Expires:						
Ву:	Structured REA - Roo	ckwall Land, LLC					
	Name Title						
	OF TEXAS OF ROCKWALL	§ §					
Before m	ne, the undersigned a ed to the foregoing inst	uthority, on this day per trument, and acknowledge	rsonally appeareded to me that he executed the	ne same for the pu	known to me to be rpose and considera	the person whose ration therein stated.	ame is
Given up	on my hand and seal o	of office this day of	, 2022.				
Notary P	ublic in and for the Sta	te of Texas					
My Comr	mission Expires:						

CONVEYANCE PLAT SEEFRIED ADDITION LOTS 1, 2, AND X, BLOCK 1

3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL
PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR BGE, Inc.

BGE

2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2022

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report

Mon Jan 10 16:33:56

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 497.87

7024671.97 2610915.07 S 88°47'55" W 480.34

7024661.90 2610434.84 N 01°15'53" W 469.79

7025131.57 2610424.47 N 01°12'05" W 424.97

7025556.45 2610415.55 N 35°46'50" E 47.93

7025595.33 2610443.58 N 72°45'46" E 554.47

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

Conveyance Plat - Lot 2

Closure Report

2022

Mon Jan 10 16:36:08

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 N 89°43'35" E 120.66

7023896.93 2610419.22 N 01°15'53" W 510.48

7024407.28 2610407.95 Left 20°07'16" 532.50 N 08°47'45" E 186.04

187.00

7024591.14 2610436.40 N 01°15'53" W 70.78

7024661.90 2610434.84 N 88°47'55" E 480.34

7024671.97 2610915.07 S 01°01'48" E 879.47

Closure Error Distance > 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

9028-00 Seefried Rockwall

Conveyance Plat - ROW Dedication

7023895.90 2610203.54 N 01°41'11" W 30.01

Closure Report Mon Jan 10 16:38:04 2022

Northing E Arc Length	asting Ang	le Distance	Directi	ion Del	ta Radiu	us Chord Angle	Chord Length
7025566.40	2610350.33	N 72°45'46" E	97.63				
7025595.33	2610443.58	S 35°46'50" W	47.93	3			
7025556.45	2610415.55	S 01°12'05" E	424.97				
7025131.57	2610424.47	S 01°15'53" E	540.57				
7024591.14 211.89	2610436.40		Right	22°47'56"	532.50	S 10°08'04" W	210.49
7024383.93	2610399.36	S 21°32'02" W	154.8	2			
7024239.91 270.54	2610342.53		Left	23°13'20"	667.50	S 09°55'22" W	268.69
7023975.24	2610296.23	S 01°41'18" E	78.92				
7023896.35	2610298.55	S 89°43'35" W	95.02	2			

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000

Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

Closure Report Mon Jan 10 16:29:58

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length
7025759.64 2610973.14 \$ 02°42'43" E 589.53
7025170.77 2611001.04 \$ 89°23'19" W 94.92
7025169.76 2610906.12 \$ 01°01'48" E 1377.34

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 S 89°43'35" W 95.02

7023895.90 2610203.54 N 01°41'11" W 30.01

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance > 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres

TO: Mayor and City Council

DATE: February 7, 2022

APPLICANT: Nick Hobbs, BGE Engineering

CASE NUMBER: P2022-001; Final Plat for Lots 1, 2 & 3, Block A, Seefried Addition

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

SUMMARY

Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LLP and Phase 17 Investments for the approval of a <u>Conveyance Plat</u> for Lots 1, 2 & 3, Block A, Seefried Addition being a 23.489-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120 and Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a <u>Final Plat</u> for a 23.489-acre parcel of land (i.e. Tracts 25 & 25-1, R. B. Irvine Survey, Abstract No. 120) for the purpose of dedicating the necessary right-of-way for Data Drive and incorporating a remainder tract (i.e. Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 125) into the subject property. Prior to the applicant's submittal for this <u>Conveyance Plat</u>, a site plan for two (2) Warehouse/Distribution Facilities [Case No. SP2021-027] was approved by the Planning and Zoning Commission on November 9, 2021. As part of this development the applicant is required to dedicate their portion of the 65-feet of right-of-way necessary to extend Data Drive, and construct a portion of this roadway.
- ☑ The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No.* 97-14. On July 5, 2005 the City Council approved a zoning change [Case No. Z2005-021] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-027] to allow the construction of two (2) ~157,720 SF Warehouse/Distribution Facilities. Since the time of annexation, the subject property has remained vacant.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Final Plat</u> -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the <u>Final Plat</u> for Lots 1, 2, & 3, Block A, Seefried Addition, staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this <u>Final Plat</u> 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 January 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the conveyance plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

Γ	PLANNING & ZONING CASE NO.
	<u>MOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

Expires May 24, 2025

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 **OTHER APPLICATION FEES:** ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] VACANT CURRENT ZONING LIGHT INDUSTRIAL CURRENT USE INDUSTRIAL PROPOSED ZONING LIGHT INDUSTRIAL PROPOSED USE ACREAGE 22.51 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) ☑ APPLICANT BGE ENGINEERING OWNER BAKER SCHWIMMER VENTURES LP CONTACT PERSON NICK HOBBS CONTACT PERSON RANDALL SCHWIMMER ADDRESS 2595 DALLAS PARKWAY, SUITE 101 2633 MCKINNEY AVE, STE 130-510 **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE THESCHWIMMER@GMAIL.COM NHOBBS@BGEINC.COM E-MAIL NOTARY VERIFICATION REQUIRED Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20_22. 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 I DAY OF January JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, L

anath ar

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DEVELOPMENT APPLICATION

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

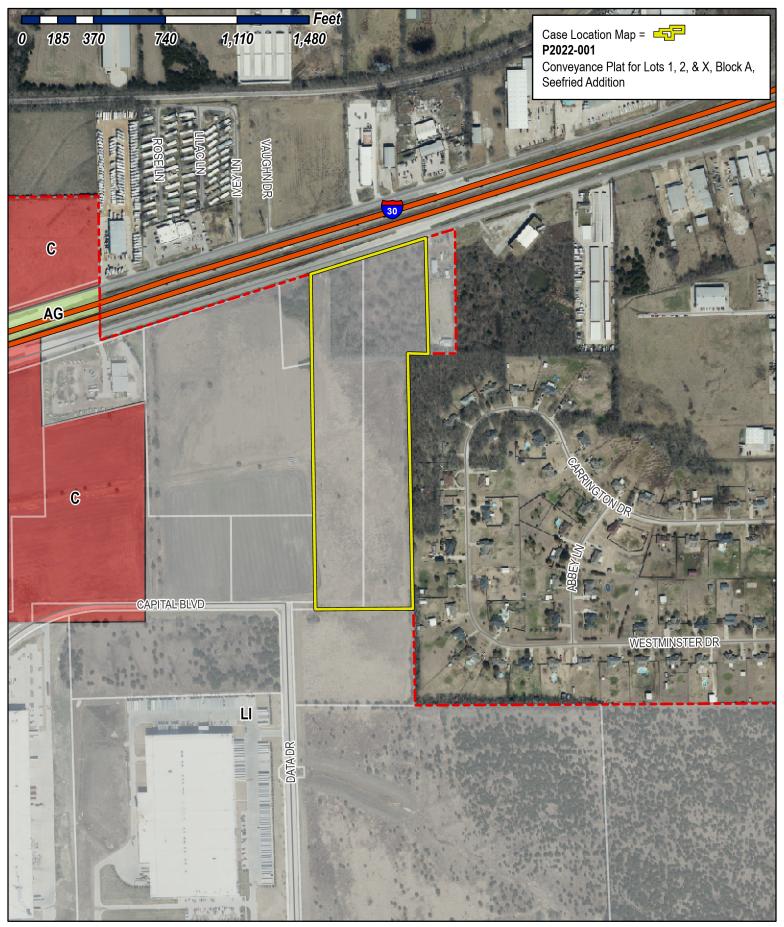
- STAFF USI PLANNING	& ZONING CASE NO.
	APPLICATION IS NOT CONSIDERED ACCEPTED BY THE THE PLANNING DIRECTOR AND CITY ENGINEER HAVE LOW.
DIRECTOR	OF PLANNING:

Expires May 24, 2025

CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] **ZONING APPLICATION FEES: PLATTING APPLICATION FEES:** ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☑ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: : IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION (PLEASE PRINT) ADDRESS 1220 DATA DRIVE AND 1280 DATA DRIVE SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120 LOT 1 AND 2 **BLOCK** GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] CURRENT ZONING LIGHT INDUSTRIAL VACANT **CURRENT USE** INDUSTRIAL PROPOSED USE PROPOSED ZONING LIGHT INDUSTRIAL ACREAGE 22.51 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] M APPLICANT BGE ENGINEERING □ OWNER PHASE 17 INVESTMENTS LP **NICK HOBBS** CONTACT PERSON CONTACT PERSON RANDALL SCHWIMMER 2633 MCKINNEY AVE, STE 130-510 2595 DALLAS PARKWAY, SUITE 101 ADDRESS **ADDRESS** CITY, STATE & ZIP DALLAS, TEXAS 75204 CITY, STATE & ZIP FRISCO, TEXAS 75034 PHONE 214-923-3554 972-464-4800 PHONE E-MAIL THESCHWIMMER@GMAIL.COM E-MAIL NHOBBS@BGEINC.COM NOTARY VERIFICATION [REQUIRED] Randall Schwimmer BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2022 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 JONATHAN ULISSES AYALA My Notary ID # 133116723 OWNER'S SIGNATURE

By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

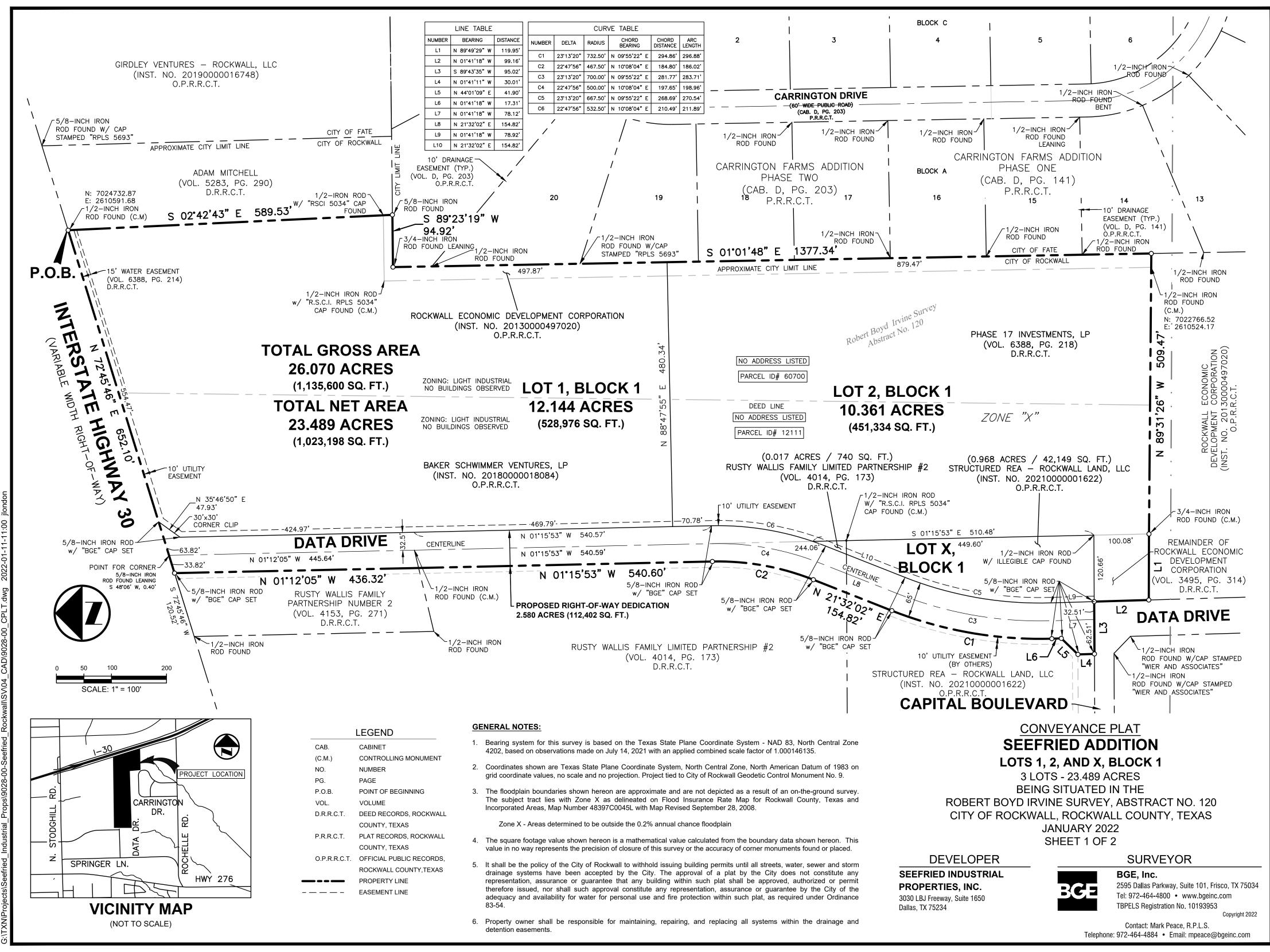




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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OWNER'S CERTIFICATION	
STATE OF TEXAS	§
COUNTY OF ROCKWALL	§

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two:

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "RGE" set for corporation."

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

My Commission Expires:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gregory Mark Peace, RPLS No	o. 6608			
STATE OF TEXAS COUNTY OF ROCKWALL	§ §			
	nthority, on this day personally apped d acknowledged to me that he exec	0 ,	•	
Given upon my hand and seal	of office this day of	, 2022.		
Notary Public in and for the Sta	ate of Texas			

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

Witness, my hand this the _____ day of _____, 2022.

RECOMMENDED FOR FINAL APPROVAL

Council of the City of Rockwall on the day of

WITNESS OUR HANDS, this day of __

Mayor, City of Rockwall

Planning and Zoning Commission

APPROVED

- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Rusty Wallis Family Limited Partnership #2

	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
Before i	me, the undersigned au bed to the foregoing instr	nthority, on this day persona ument, and acknowledged to	lly appeared, known to me to be the prime that he executed the same for the purpose and consideration the	erson whose name erein stated.
Given u	pon my hand and seal of	f office this day of	, 2022.	
Notary F	Public in and for the State	e of Texas		
My Com	nmission Expires:			
Ву:	Phase 17 Investments	, LP		
	Name Title		_	
	OF TEXAS Y OF ROCKWALL	§ §		
COUNT	Y OF ROCKWALL me. the undersigned au	ithority, on this day persona	lly appeared, known to me to be the pome that he executed the same for the purpose and consideration the	erson whose name erein stated.
COUNT Before r subscrib	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	ithority, on this day persona	me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before i subscrib Given u	Y OF ROCKWALL me, the undersigned au oed to the foregoing instr	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	Y OF ROCKWALL me, the undersigned au ped to the foregoing instru pon my hand and seal of	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given up	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State nmission Expires:	othority, on this day personate ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before r subscrib Given u Notary F	TY OF ROCKWALL me, the undersigned au oed to the foregoing instru pon my hand and seal of Public in and for the State nmission Expires:	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration th	erson whose name erein stated.
COUNT Before resubscrib Given up Notary F My Com By:	me, the undersigned au ped to the foregoing instru- pon my hand and seal of Public in and for the State numission Expires: Rockwall Economic De Name	athority, on this day persona ument, and acknowledged to f office this day of e of Texas	me that he executed the same for the purpose and consideration th	erson whose name
COUNT Before I subscrib Given up Notary F My Com By: STATE COUNT Before I	me, the undersigned au ped to the foregoing instruction of the foregoing instruction of the State of the foregoing instruction of the State of the foregoing in and for the State of the foregoing in and for the State of the foregoing in an arrival of the State of the foregoing in the foregoing i	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration th	erein stated.
Before is subscrib	me, the undersigned au oed to the foregoing instruction of the State of the Indiana of	ithority, on this day personal ument, and acknowledged to forfice this day of	me that he executed the same for the purpose and consideration the	erein stated.

Date

City Secretary, City of Rockwall

city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

hereby certify that the above and foregoing plat of SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the

City Engineer, City of Rockwall

	Name Title						
	OF TEXAS / OF ROCKWALL	§ §					
Before m	ne, the undersigned a ed to the foregoing inst	uthority, on this day per trument, and acknowledge	rsonally appeareded to me that he executed the	ne same for the pu	known to me to be irpose and considera	the person whose ration therein stated.	ame is
Given up	on my hand and seal o	of office this day of	, 2022.				
Notary P	ublic in and for the Sta	te of Texas					
My Comr	mission Expires:						
Ву:	Structured REA - Roo	ckwall Land, LLC					
	Name Title						
	OF TEXAS OF ROCKWALL	§ §					
Before m	ne, the undersigned a ed to the foregoing inst	uthority, on this day per trument, and acknowledge	sonally appeareded to me that he executed the	ne same for the pu	known to me to be rpose and considera	the person whose ration therein stated.	ame is
Given up	on my hand and seal o	of office this day of	, 2022.				
Notary P	ublic in and for the Sta	te of Texas					
My Comr	mission Expires:						

CONVEYANCE PLAT SEEFRIED ADDITION LOTS 1, 2, AND X, BLOCK 1

3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC. 3030 LBJ Freeway, Suite 1650 Dallas, TX 75234 SURVEYOR

BGE. Inc.

BGE

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

464-4884 • Email: mpeace@bgeinc.com

Copyright 2022

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report

Mon Jan 10 16:33:56

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 497.87

7024671.97 2610915.07 S 88°47'55" W 480.34

7024661.90 2610434.84 N 01°15'53" W 469.79

7025131.57 2610424.47 N 01°12'05" W 424.97

7025556.45 2610415.55 N 35°46'50" E 47.93

7025595.33 2610443.58 N 72°45'46" E 554.47

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

Conveyance Plat - Lot 2

Closure Report Mon Jan 10 16:36:08

2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length

Arc Length

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 N 89°43'35" E 120.66

7023896.93 2610419.22 N 01°15'53" W 510.48

7024407.28 2610407.95 Left 20°07'16" 532.50 N 08°47'45" E 186.04

187.00

7024591.14 2610436.40 N 01°15'53" W 70.78

7024661.90 2610434.84 N 88°47'55" E 480.34

7024671.97 2610915.07 S 01°01'48" E 879.47

Closure Error Distance > 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

9028-00 Seefried Rockwall

Conveyance Plat - ROW Dedication

7023895.90 2610203.54 N 01°41'11" W 30.01

Closure Report Mon Jan 10 16:38:04 2022

Northing E Arc Length	asting Ang	le Distance	Directi	ion Del	ta Radiu	us Chord Angle	Chord Length
7025566.40	2610350.33	N 72°45'46" E	97.63				
7025595.33	2610443.58	S 35°46'50" W	47.93	3			
7025556.45	2610415.55	S 01°12'05" E	424.97				
7025131.57	2610424.47	S 01°15'53" E	540.57				
7024591.14 211.89	2610436.40		Right	22°47'56"	532.50	S 10°08'04" W	210.49
7024383.93	2610399.36	S 21°32'02" W	154.8	2			
7024239.91 270.54	2610342.53		Left	23°13'20"	667.50	S 09°55'22" W	268.69
7023975.24	2610296.23	S 01°41'18" E	78.92				
7023896.35	2610298.55	S 89°43'35" W	95.02	2			

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86

296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000

Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

7023973.33 2610231.26

296.88

Closure Report

Mon Jan 10 16:29:58

2022

Northing Ea	asting Ang	le Distance	Direction	Delta	Radius	Chord Angle	Chord Length
7025759.64	2610973.14	S 02°42'43" E	589.53				
7025170.77	2611001.04	S 89°23'19" W	94.92				
7025169.76	2610906.12	S 01°01'48" E	1377.34				
7023792.64	2610930.88	N 89°31'26" W	509.47				
7023796.87	2610421.43	N 89°49'29" W	119.95				
7023797.24	2610301.48	N 01°41'18" W	99.16				
7023896.35	2610298.55	S 89°43'35" W	95.02				
7023895.90	2610203.54	N 01°41'11" W	30.01				
7023925.90	2610202.65	N 44°01'09" E	41.90				
7023956.03	2610231.77	N 01°41'18" W	17.31				

Right 23°13'20" 732.50 N 09°55'22" E 294.86

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80

186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance > 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres



February 14, 2022

TO: Nick Hobbs

BGE Engineering

2595 Dallas Parkway, Suite 101

Frisco, TX 75034

FROM: Henry Lee

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: P2022-001; Final Plat for Lots 1, 2, & 3, Block A, Seefried Addition

Nick Hobbs:

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 February 7, 2022. 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 January 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the conveyance plat by a vote of 7-0.

City Council

On February 7, 2022, the City Council approved a motion to approve the conveyance 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 filling fee amount above is only an estimate and that filling fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between <u>September 1st</u> and <u>December 31st</u>, 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,

Henry Le Planner

Lee, Henry

From: Lee, Henry

Sent: Friday, January 21, 2022 4:13 PM

To: 'Nick Hobbs'

Subject: Project Comments P2022-001

Attachments: Project Comments (01.20.2022).pdf; Engineering Mark-Ups (01.19.2022).pdf

Good Afternoon,

Attached are the project comment in reference to your case, P2022-001. Make note of the meeting dates, and feel free to contact staff if you have any questions.

Thank you,



HENRY LEE Planner Planning & Zoning Department 972.772.6434

HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087