



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-001 P&Z DATE _____ CC DATE _____ APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT 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 1

GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.51

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER BAKER SCHWIMMER VENTURES LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

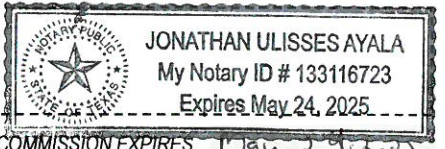
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January, 2022.

OWNER'S SIGNATURE

Randall Schwimmer
Jonathan Ulisses Ayala

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, LP
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 24, 2025



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

OWNER PHASE 17 INVESTMENTS LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

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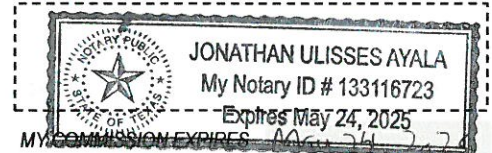
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OWNER'S SIGNATURE

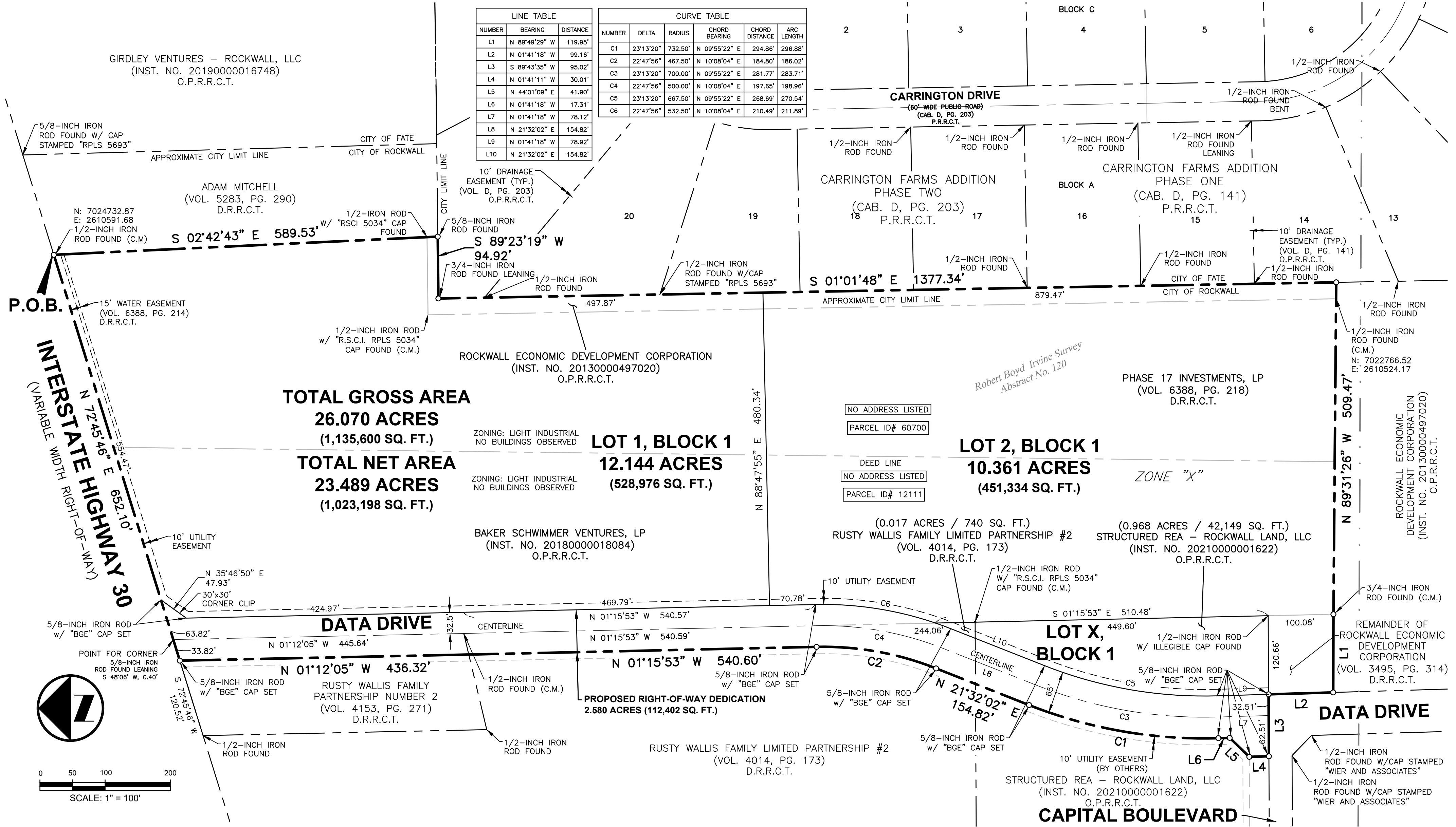
By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.

LINE TABLE			CURVE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
L1	N 89°49'29" W	119.95'	C1	23°13'20"	732.50'	N 09°55'22" E	294.86'	296.88'
L2	N 01°41'18" W	99.16'	C2	22°47'56"	467.50'	N 10°08'04" E	184.80'	186.02'
L3	S 89°43'35" W	95.02'	C3	23°13'20"	700.00'	N 09°55'22" E	281.77'	283.71'
L4	N 01°41'11" W	30.01'	C4	22°47'56"	500.00'	N 10°08'04" E	197.65'	198.96'
L5	N 44°01'09" E	41.90'	C5	23°13'20"	667.50'	N 09°55'22" E	268.69'	270.54'
L6	N 01°41'18" W	17.31'	C6	22°47'56"	532.50'	N 10°08'04" E	210.49'	211.89'
L7	N 01°41'18" W	78.12'						
L8	N 21°32'02" E	154.82'						
L9	N 01°41'18" W	78.92'						
L10	N 21°32'02" E	154.82'						



TOTAL GROSS AREA
26.070 ACRES
(1,135,600 SQ. FT.)

TOTAL NET AREA
23.489 ACRES
(1,023,198 SQ. FT.)

LOT 1, BLOCK 1
12.144 ACRES
(528,976 SQ. FT.)

LOT 2, BLOCK 1
10.361 ACRES
(451,334 SQ. FT.)

LOT X, BLOCK 1

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

NO ADDRESS LISTED
PARCEL ID# 60700

DEED LINE
NO ADDRESS LISTED
PARCEL ID# 12111

ZONE "X"

BAKER SCHWIMMER VENTURES, LP
(INST. NO. 2018000018084)
O.P.R.R.C.T.

(0.017 ACRES / 740 SQ. FT.)
RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

(0.968 ACRES / 42,149 SQ. FT.)
STRUCTURED REA - ROCKWALL LAND, LLC
(INST. NO. 20210000001622)
O.P.R.R.C.T.

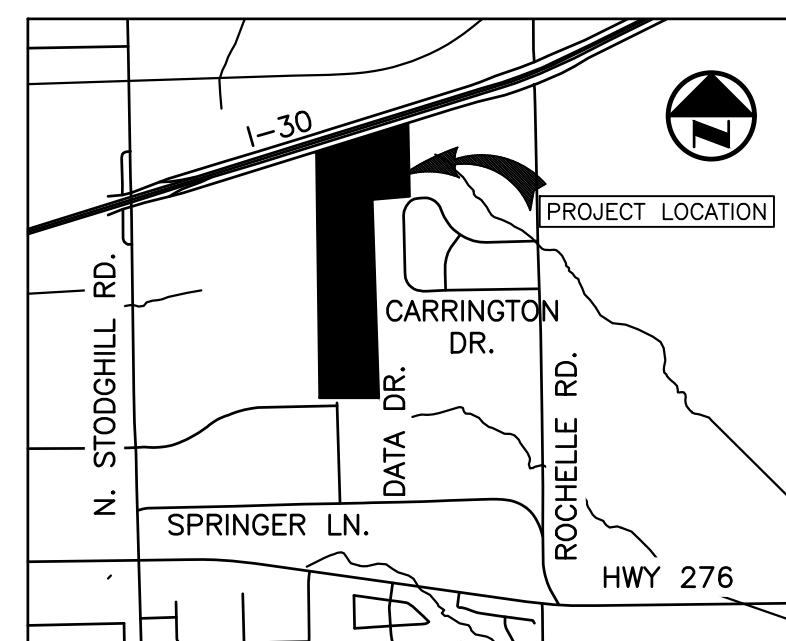
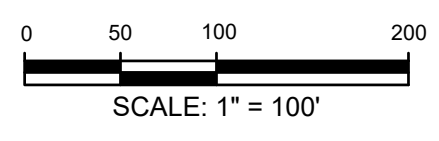
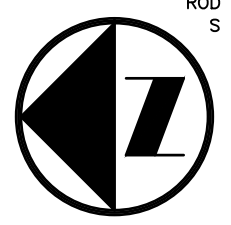
RUSTY WALLIS FAMILY PARTNERSHIP NUMBER 2
(VOL. 4153, PG. 271)
D.R.R.C.T.

PROPOSED RIGHT-OF-WAY DEDICATION
2.580 ACRES (112,402 SQ. FT.)

RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

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

REMAINDER OF
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
D.R.R.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND

CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 1 OF 2

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



SURVEYOR
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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report
2022

Mon Jan 10 16:33:56

Northing Arc Length	Easting	Angle	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	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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 2

Closure Report
2022

Mon Jan 10 16:36:08

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord 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

Closure Report
2022

Mon Jan 10 16:38:04

Northing Arc Length	Easting	Angle	Distance	Direction	Delta	Radius	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					
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	154.82					
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					
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

Closure Error Distance > 0.0000

Total Distance > 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

9028-00 Seefried Rockwall

Conveyance Plat

Closure Report
2022

Mon Jan 10 16:29:58

Northing Arc Length	Easting	Angle	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					
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7023973.33 296.88	2610231.26			Right	23°13'20"	732.50	N 09°55'22" E	294.86

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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:

- Minor/Amending Plat
 Final Plat (CONVEYANCE PLAT)
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

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

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

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

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

J



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT 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 1

GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.51

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER BAKER SCHWIMMER VENTURES LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

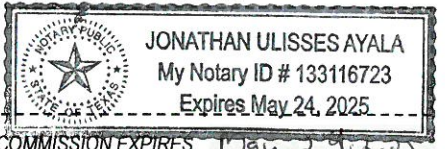
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January, 2022.

OWNER'S SIGNATURE

Randall Schwimmer
Jonathan Ulisses Ayala

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, LP
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 24, 2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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SUBDIVISION R.B. IRVINE SURVEY, ABSTRACT NO. 120

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

OWNER PHASE 17 INVESTMENTS LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

E-MAIL NHOBBS@BGEINC.COM

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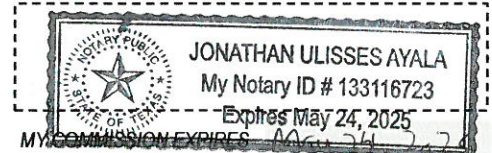
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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."

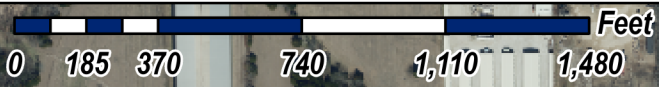
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January, 2022.


OWNER'S SIGNATURE

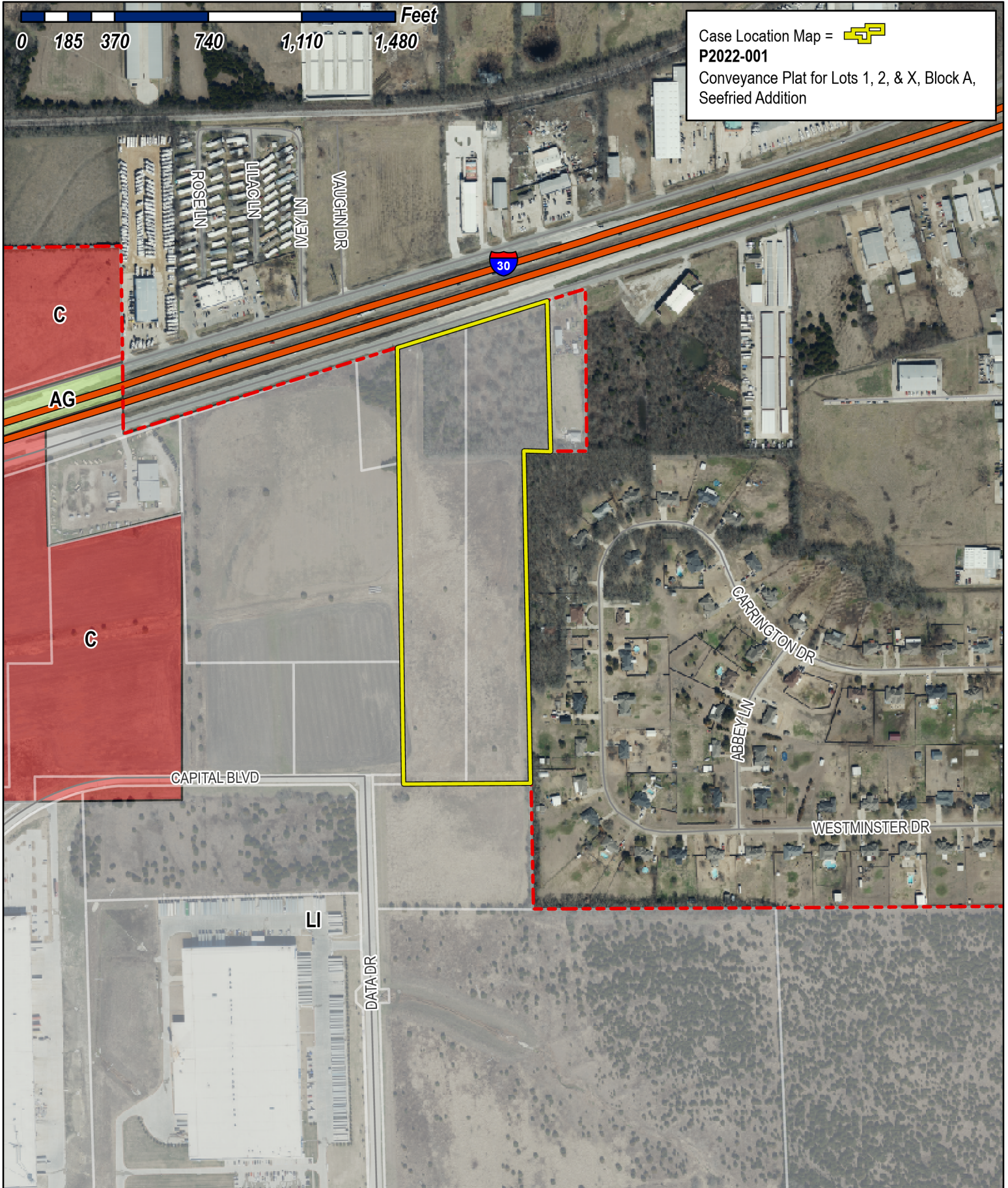
By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
P2022-001
Conveyance Plat for Lots 1, 2, & X, Block A,
Seefried Addition



City of Rockwall

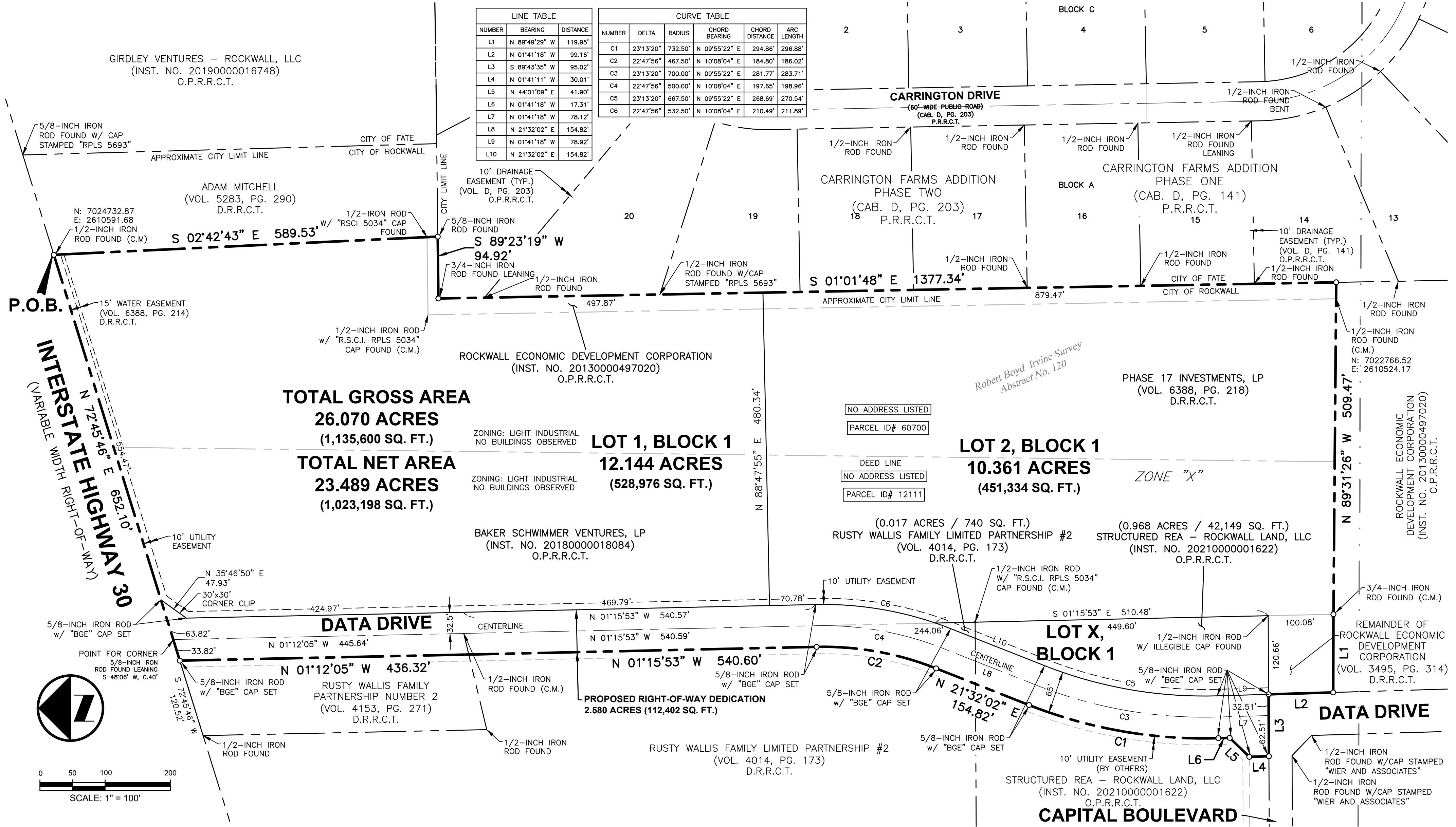
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.

LINE TABLE			CURVE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
L1	N 89°49'29" W	119.95'	C1	23°13'20"	732.50'	N 09°55'22" E	294.86'	296.88'
L2	N 01°41'18" W	99.16'	C2	22°47'56"	467.50'	N 10°08'04" E	184.80'	186.02'
L3	S 89°43'35" W	95.02'	C3	23°13'20"	700.00'	N 09°55'22" E	281.77'	283.71'
L4	N 01°41'11" W	30.01'	C4	22°47'56"	500.00'	N 10°08'04" E	197.65'	198.96'
L5	N 44°01'09" E	41.90'	C5	23°13'20"	667.50'	N 09°55'22" E	268.69'	270.54'
L6	N 01°41'18" W	17.31'	C6	22°47'56"	532.50'	N 10°08'04" E	210.49'	211.89'
L7	N 01°41'18" W	78.12'						
L8	N 21°32'02" E	154.82'						
L9	N 01°41'18" W	78.92'						
L10	N 21°32'02" E	154.82'						



TOTAL GROSS AREA
26.070 ACRES
(1,135,600 SQ. FT.)

TOTAL NET AREA
23.489 ACRES
(1,023,198 SQ. FT.)

LOT 1, BLOCK 1
12.144 ACRES
(528,976 SQ. FT.)

LOT 2, BLOCK 1
10.361 ACRES
(451,334 SQ. FT.)

LOT X, BLOCK 1

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

NO ADDRESS LISTED
PARCEL ID# 60700

DEED LINE
NO ADDRESS LISTED
PARCEL ID# 12111

ZONE "X"

BAKER SCHWIMMER VENTURES, LP
(INST. NO. 2018000018084)
O.P.R.R.C.T.

(0.017 ACRES / 740 SQ. FT.)
RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

(0.968 ACRES / 42,149 SQ. FT.)
STRUCTURED REA - ROCKWALL LAND, LLC
(INST. NO. 20210000001622)
O.P.R.R.C.T.

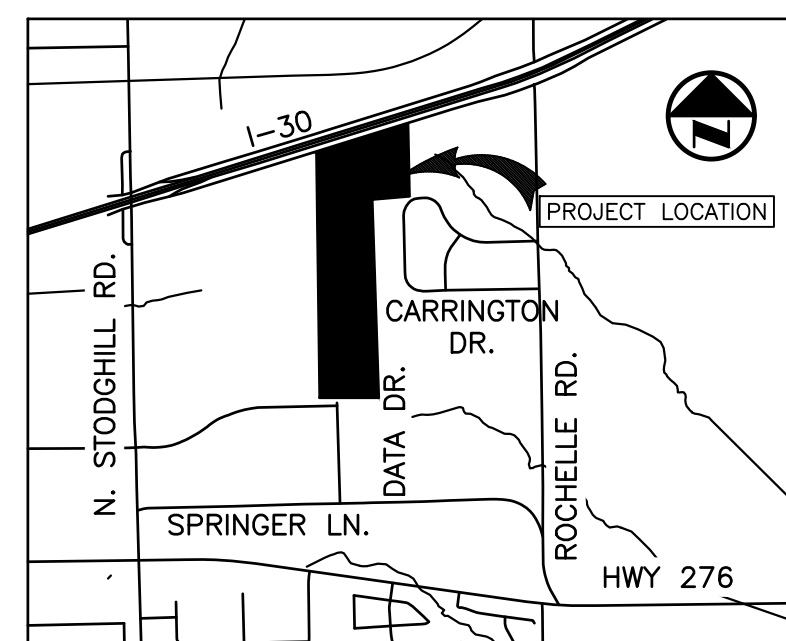
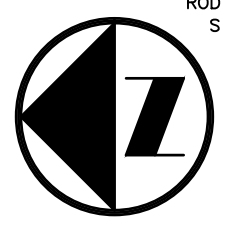
RUSTY WALLIS FAMILY PARTNERSHIP NUMBER 2
(VOL. 4153, PG. 271)
D.R.R.C.T.

PROPOSED RIGHT-OF-WAY DEDICATION
2.580 ACRES (112,402 SQ. FT.)

RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

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

REMAINDER OF
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
D.R.R.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND

CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 1 OF 2

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



SURVEYOR
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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report
2022

Mon Jan 10 16:33:56

Northing	Easting	Angle	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	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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 2

Closure Report
2022

Mon Jan 10 16:36:08

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord 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

Closure Report
2022

Mon Jan 10 16:38:04

Northing	Easting	Angle	Distance	Direction	Delta	Radius	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					
7025556.45	2610415.55	S 01°12'05" E	424.97					
7025131.57	2610424.47	S 01°15'53" E	540.57					
7024591.14	2610436.40			Right	22°47'56"	532.50	S 10°08'04" W	210.49
211.89								
7024383.93	2610399.36	S 21°32'02" W	154.82					
7024239.91	2610342.53			Left	23°13'20"	667.50	S 09°55'22" W	268.69
270.54								
7023975.24	2610296.23	S 01°41'18" E	78.92					
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

Closure Error Distance > 0.0000

Total Distance > 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

9028-00 Seefried Rockwall

Conveyance Plat

Closure Report
2022

Mon Jan 10 16:29:58

Northing Arc Length	Easting	Angle	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					
7023973.33 296.88	2610231.26			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:

- Minor/Amending Plat
 Final Plat (CONVEYANCE PLAT)
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

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

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

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

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

J



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: 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 23.489-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 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 Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT 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 1

GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.51

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER BAKER SCHWIMMER VENTURES LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

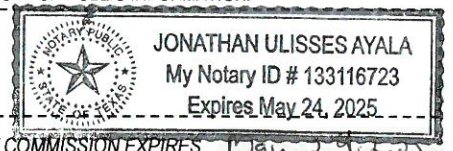
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January, 2022.

OWNER'S SIGNATURE

Randall Schwimmer
Jonathan Ulisses Ayala

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, LP
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 24, 2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
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- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT 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 1

GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.51

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER PHASE 17 INVESTMENTS LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

CITY, STATE & ZIP FRISCO, TEXAS 75034

PHONE 214-923-3554

PHONE 972-464-4800

E-MAIL THESCHWIMMER@GMAIL.COM

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

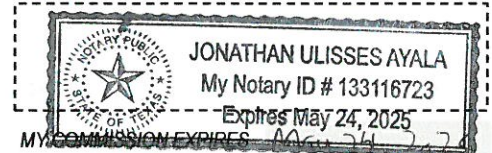
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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."

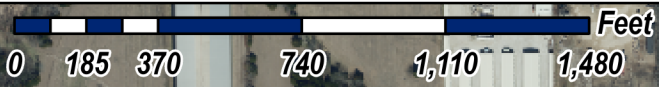
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January, 2022.


OWNER'S SIGNATURE

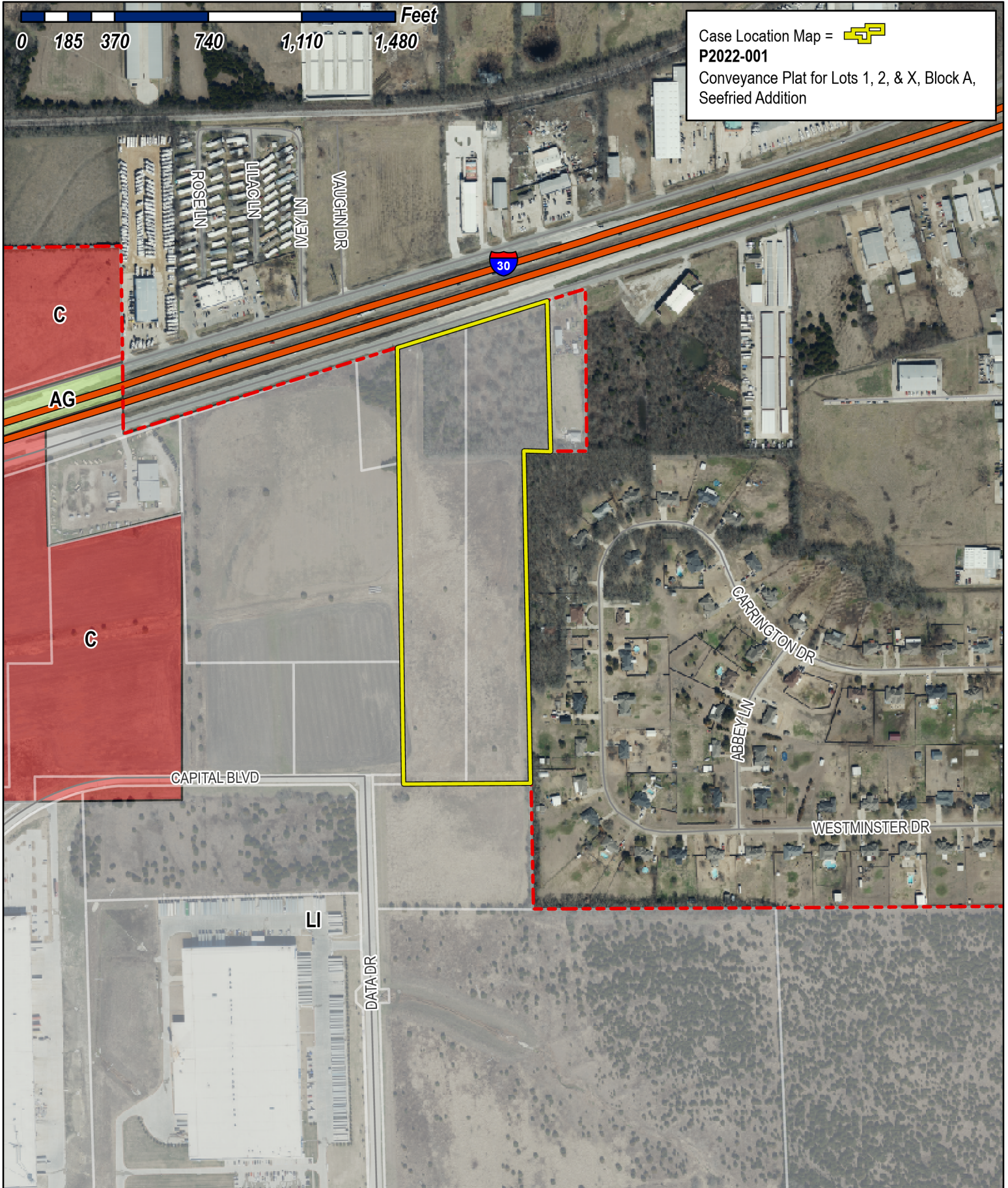
By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
P2022-001
Conveyance Plat for Lots 1, 2, & X, Block A,
Seefried Addition



City of Rockwall

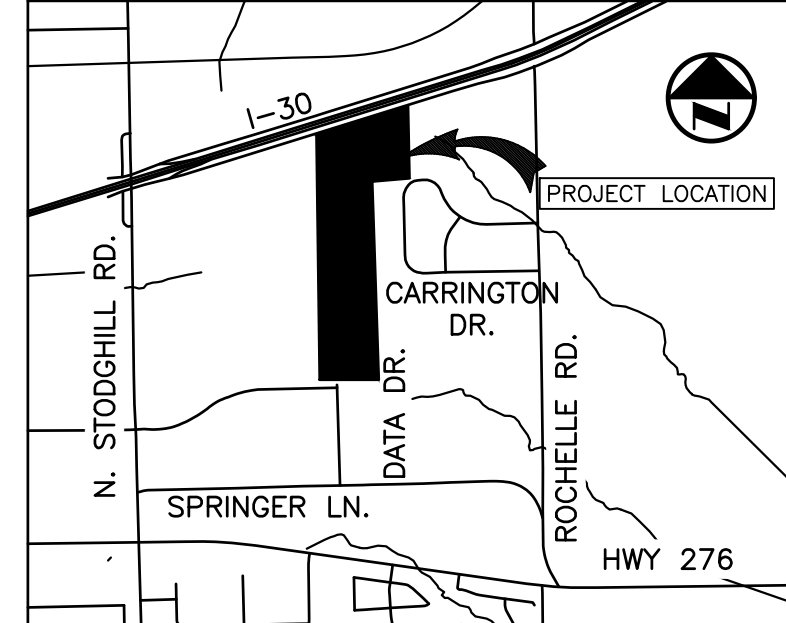
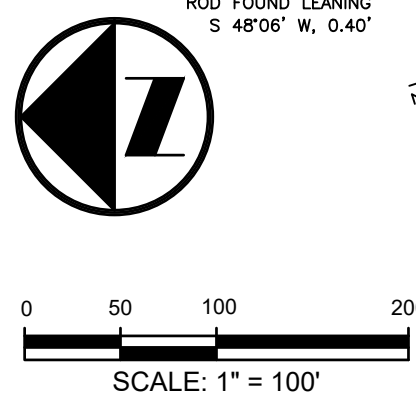
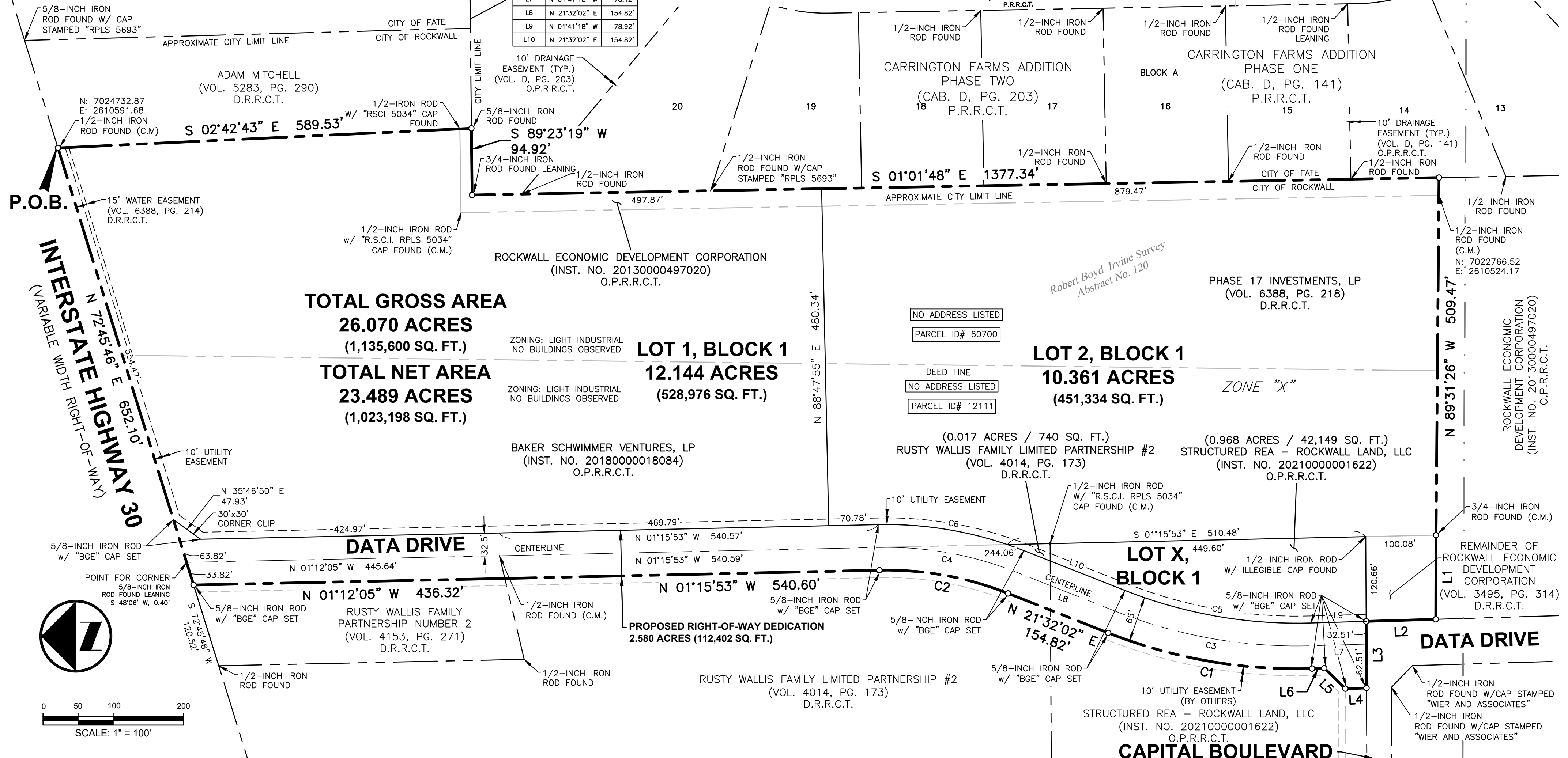
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.

LINE TABLE			CURVE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
L1	N 89°49'29" W	119.95'	C1	23°13'20"	732.50'	N 09°55'22" E	294.86'	296.88'
L2	N 01°41'18" W	99.16'	C2	22°47'56"	467.50'	N 10°08'04" E	184.80'	186.02'
L3	S 89°43'35" W	95.02'	C3	23°13'20"	700.00'	N 09°55'22" E	281.77'	283.71'
L4	N 01°41'11" W	30.01'	C4	22°47'56"	500.00'	N 10°08'04" E	197.65'	198.96'
L5	N 44°01'09" E	41.90'	C5	23°13'20"	667.50'	N 09°55'22" E	268.69'	270.54'
L6	N 01°41'18" W	17.31'	C6	22°47'56"	532.50'	N 10°08'04" E	210.49'	211.89'
L7	N 01°41'18" W	78.12'						
L8	N 21°32'02" E	154.82'						
L9	N 01°41'18" W	78.92'						
L10	N 21°32'02" E	154.82'						



LEGEND

CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

- GENERAL NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

**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 1 OF 2**

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

SURVEYOR
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

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV04_CAD\9028-00_CPLT.dwg 2022-01-11-11:00 jlondon

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report
2022

Mon Jan 10 16:33:56

Northing Arc Length	Easting	Angle	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	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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 2

Closure Report
2022

Mon Jan 10 16:36:08

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord 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

Closure Report
2022

Mon Jan 10 16:38:04

Northing	Easting	Angle	Distance	Direction	Delta	Radius	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					
7025556.45	2610415.55	S 01°12'05" E	424.97					
7025131.57	2610424.47	S 01°15'53" E	540.57					
7024591.14	2610436.40			Right	22°47'56"	532.50	S 10°08'04" W	210.49
211.89								
7024383.93	2610399.36	S 21°32'02" W	154.82					
7024239.91	2610342.53			Left	23°13'20"	667.50	S 09°55'22" W	268.69
270.54								
7023975.24	2610296.23	S 01°41'18" E	78.92					
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

Closure Error Distance > 0.0000

Total Distance > 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

9028-00 Seefried Rockwall

Conveyance Plat

Closure Report
2022

Mon Jan 10 16:29:58

Northing Arc Length	Easting	Angle	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					
7023973.33 296.88	2610231.26			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



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: February 7, 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 23.489-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 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 City Council chooses to approve the 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 Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On 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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT 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 1

GENERAL LOCATION NEC OF CAPITAL BLVD AND DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.51

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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OWNER BAKER SCHWIMMER VENTURES LP

APPLICANT BGE ENGINEERING

CONTACT PERSON RANDALL SCHWIMMER

CONTACT PERSON NICK HOBBS

ADDRESS 2633 MCKINNEY AVE, STE 130-510

ADDRESS 2595 DALLAS PARKWAY, SUITE 101

CITY, STATE & ZIP DALLAS, TEXAS 75204

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PHONE 214-923-3554

PHONE 972-464-4800

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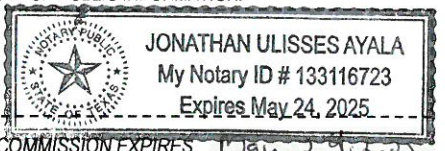
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January, 2022.

OWNER'S SIGNATURE

Randall Schwimmer
Jonathan Ayala

By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, LP
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 24, 2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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NOTARY VERIFICATION [REQUIRED]

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

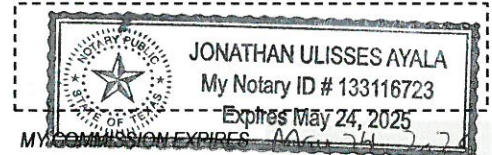
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, 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."

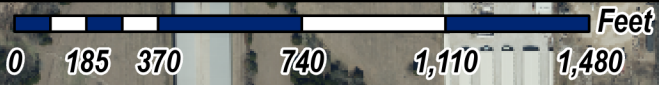
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January, 2022.


OWNER'S SIGNATURE

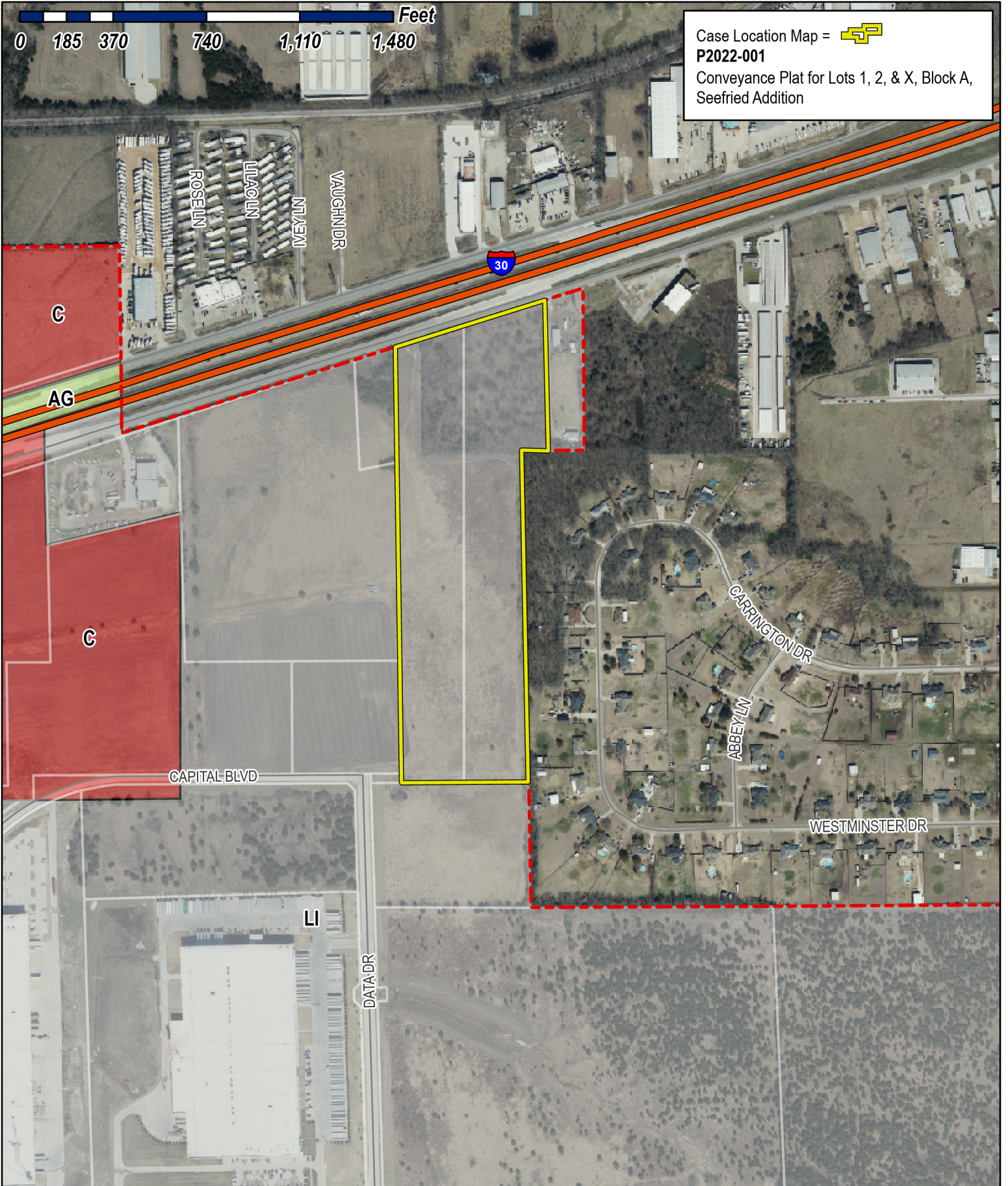
By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
P2022-001
Conveyance Plat for Lots 1, 2, & X, Block A,
Seefried Addition



City of Rockwall

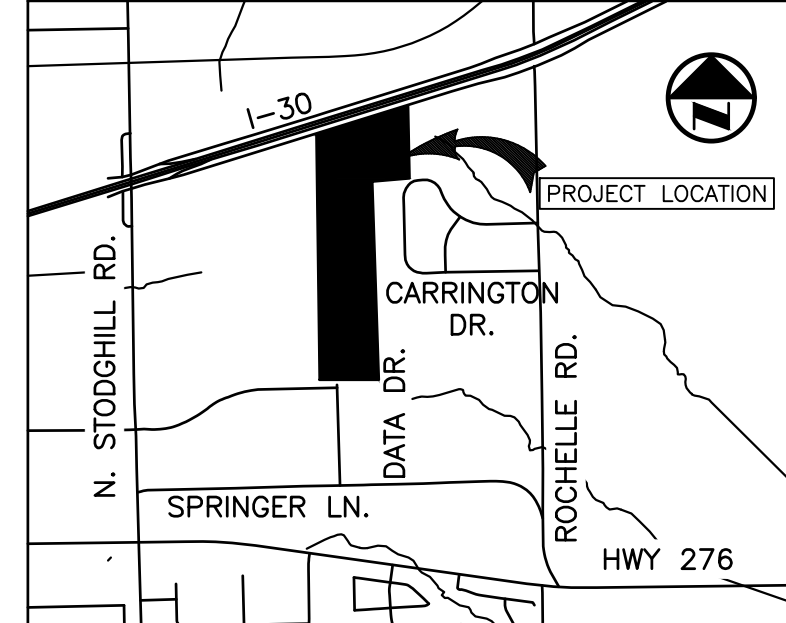
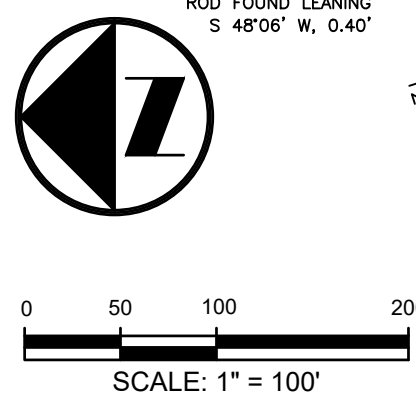
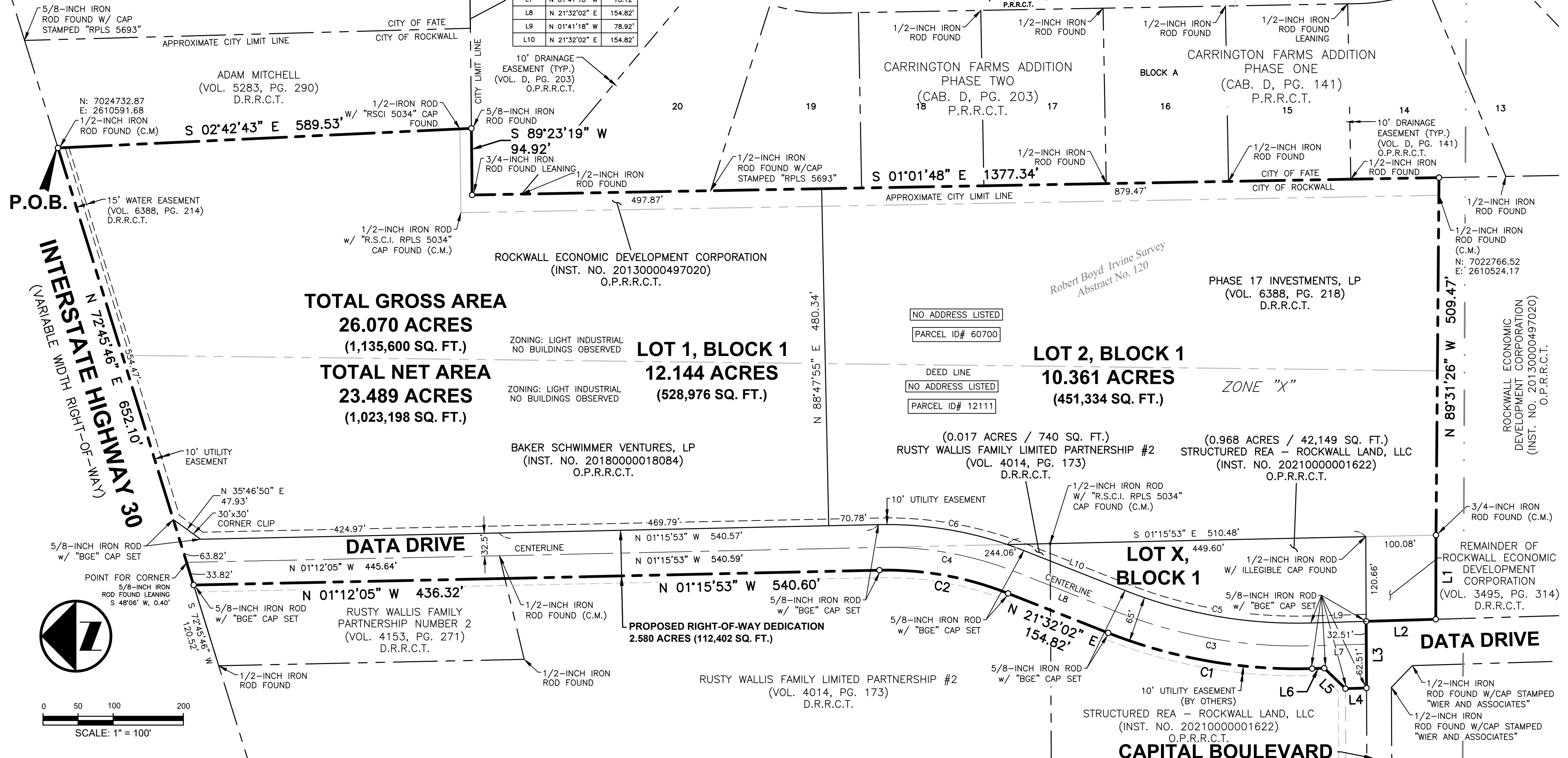
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.

LINE TABLE			CURVE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
L1	N 89°49'29" W	119.95'	C1	23°13'20"	732.50'	N 09°55'22" E	294.86'	296.88'
L2	N 01°41'18" W	99.16'	C2	22°47'56"	467.50'	N 10°08'04" E	184.80'	186.02'
L3	S 89°43'35" W	95.02'	C3	23°13'20"	700.00'	N 09°55'22" E	281.77'	283.71'
L4	N 01°41'11" W	30.01'	C4	22°47'56"	500.00'	N 10°08'04" E	197.65'	198.96'
L5	N 44°01'09" E	41.90'	C5	23°13'20"	667.50'	N 09°55'22" E	268.69'	270.54'
L6	N 01°41'18" W	17.31'	C6	22°47'56"	532.50'	N 10°08'04" E	210.49'	211.89'
L7	N 01°41'18" W	78.12'						
L8	N 21°32'02" E	154.82'						
L9	N 01°41'18" W	78.92'						
L10	N 21°32'02" E	154.82'						



LEGEND

CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

- GENERAL NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

**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 1 OF 2**

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

SURVEYOR
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

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV04_CAD\9028-00_CPLT.dwg 2022-01-11-11:00 jlondon

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report
2022

Mon Jan 10 16:33:56

Northing Arc Length	Easting	Angle	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	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

9028-00 Seefried Rockwall

Conveyance Plat - Lot 2

Closure Report
2022

Mon Jan 10 16:36:08

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord 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

Closure Report
2022

Mon Jan 10 16:38:04

Northing Arc Length	Easting	Angle	Distance	Direction	Delta	Radius	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					
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	154.82					
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					
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

Closure Error Distance > 0.0000

Total Distance > 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

9028-00 Seefried Rockwall

Conveyance Plat

Closure Report
2022

Mon Jan 10 16:29:58

Northing Arc Length	Easting	Angle	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					
7023973.33 296.88	2610231.26			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.

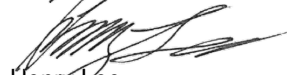
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- 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 filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

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

Sincerely,



Henry Lee
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