



# PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # P2022-032 P&Z DATE July 12, 2022 CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

### Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

### Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

### HPAB Application

- Exhibit

### Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# \_\_\_\_\_)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date \_\_\_\_\_
  - Cabinet # \_\_\_\_\_
  - 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.

P2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

<sup>2</sup>: 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 SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7A, 8A, 8B BLOCK A

GENERAL LOCATION SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

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

CURRENT ZONING LI CURRENT USE VACANT

PROPOSED ZONING NA PROPOSED USE INDUSTRIAL & DETENTION POND

ACREAGE 20.6594 LOTS [CURRENT] 7A, 8A LOTS [PROPOSED] 7A, 8A, 8B

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

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

OWNER ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 713.19 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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 16th DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

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

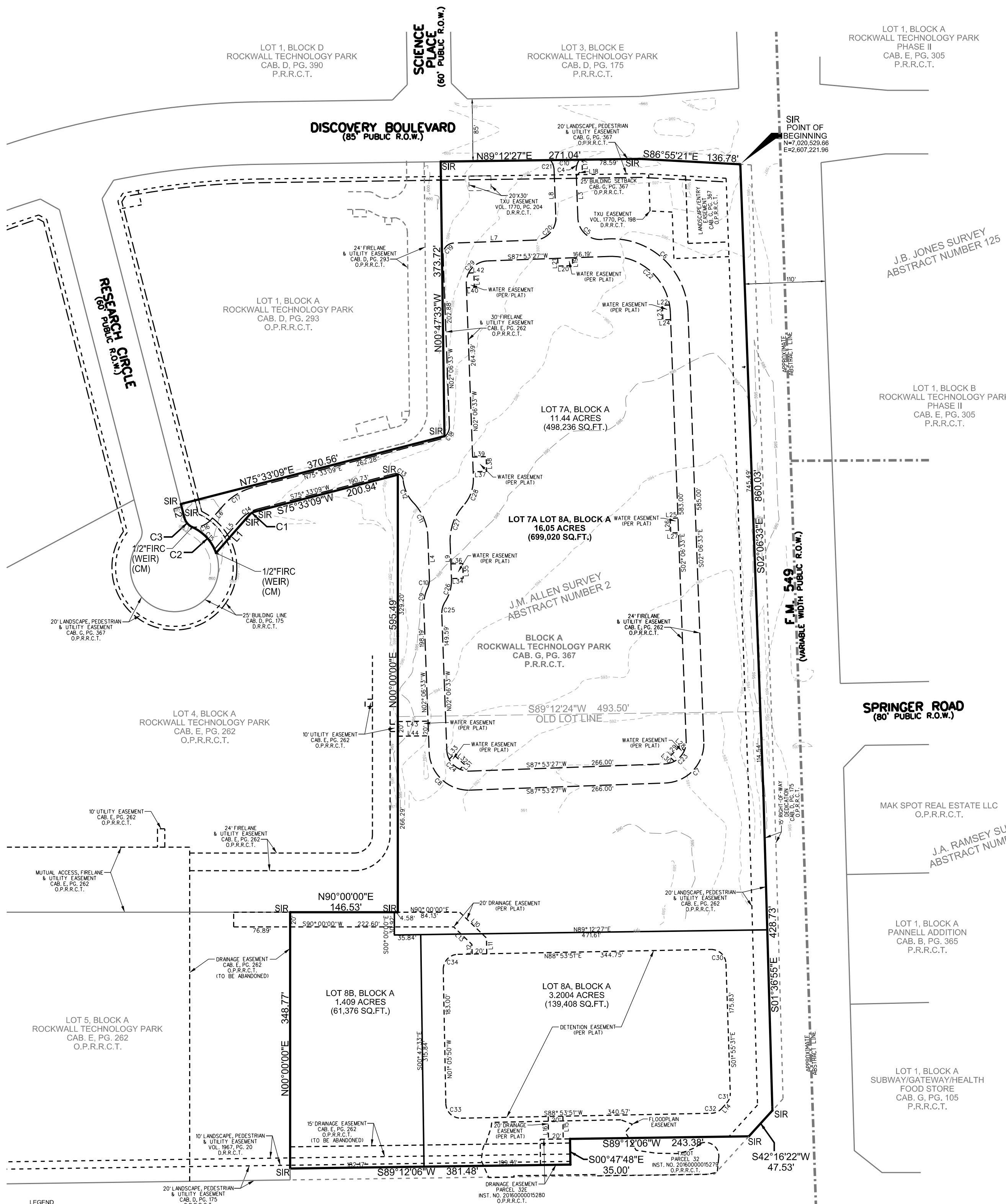
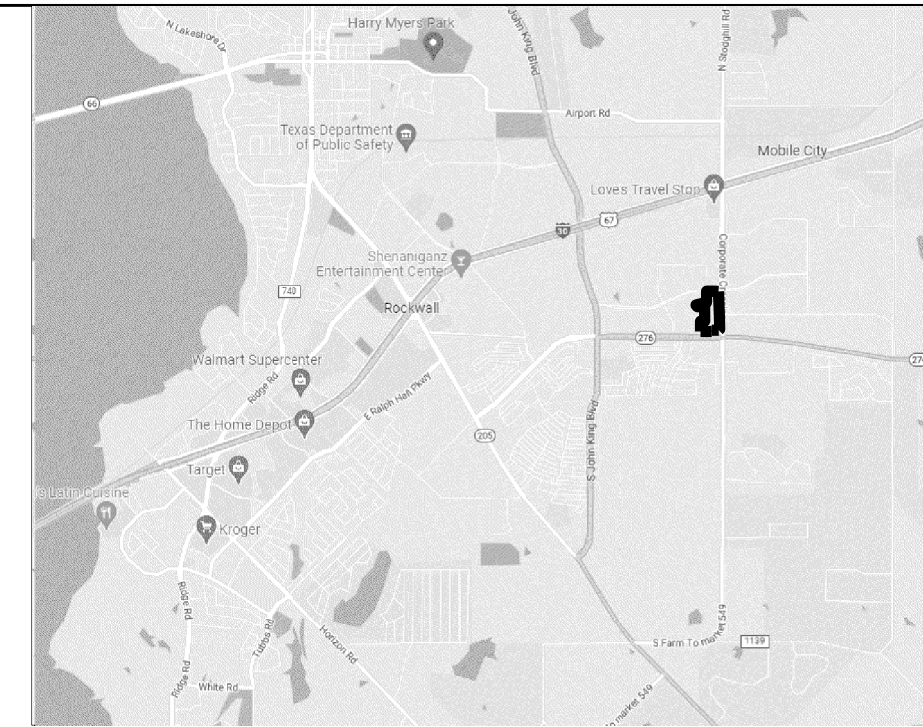
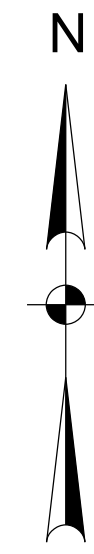
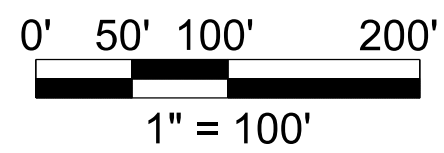
Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.



Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input 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 &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



LINE NO.	BEARING	LENGTH	CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
L1	S41°11'01"W	68.65'	C1	34°22'08"(LT)	15.00'	9.00'	S58°22'05"W	8.86'
L2	N14°26'51"W	18.67'	C2	46°22'57"(LT)	60.00'	48.57'	N42°24'11"W	47.26'
L3	N02°06'33"W	64.65'	C3	51°08'47"(RT)	20.50'	18.30'	N40°01'15"W	17.70'
L4	N02°06'33"W	58.18'	C4	36°33'41"(LT)	25.00'	15.95'	S16°10'18"W	15.68'
L5	S40°59'03"W	52.49'	C5	94°42'32"(LT)	30.00'	49.59'	S49°27'49"E	44.13'
L6	N41°11'01"W	25.38'	C6	94°42'32"(RT)	104.00'	171.91'	S49°27'49"W	153.00'
L7	N87°53'27"E	110.00'	C7	90°00'00"(RT)	54.00'	84.82'	S42°53'27"W	76.37'
L8	N02°06'33"W	64.05'	C8	90°00'00"(RT)	54.00'	84.82'	N47°06'33"W	76.37'
L9	N02°06'33"W	49.64'	C9	27°36'56"(RT)	54.00'	26.03'	N11°41'55"E	25.78'
L10	S46°06'09"W	50.75'	C10	27°36'56"(LT)	25.00'	12.05'	N11°41'55"E	11.93'
L11	S10°06'09"E	21.38'	C11	41°57'09"(LT)	70.00'	51.25'	N23°05'07"W	50.12'
L12	N10°06'09"W	13.10'	C12	39°12'29"(RT)	50.00'	34.22'	N24°27'27"W	33.55'
L13	N46°06'09"W	34.41'	C13	99°35'43"(LT)	10.00'	17.38'	N54°39'04"W	15.28'
L14	S41°59'15"W	9.84'	C14	34°22'08"(LT)	50.00'	30.00'	S58°22'05"W	29.54'
L15	S00°47'33"E	30.98'	C15	41°12'54"(LT)	60.00'	43.16'	N44°59'12"W	42.24'
L16	N00°47'33"W	30.87'	C16	54°44'08"(LT)	30.00'	28.66'	N68°33'05"E	27.58'
L17	S00°51'23"E	13.41'	C17	34°22'08"(RT)	80.00'	47.99'	N58°22'05"E	47.27'
L18	S43°03'20"W	11.80'	C18	77°39'42"(LT)	18.00'	24.40'	N36°43'18"E	22.57'
L19	S02°06'33"E	10.50'	C19	90°42'23"(LT)	15.00'	23.75'	N43°14'50"E	21.35'
L20	S87°53'27"W	20.00'	C20	90°00'00"(LT)	30.00'	47.12'	N42°53'27"E	42.43'
L21	N02°06'33"W	10.50'	C21	90°00'00"(LT)	25.00'	14.78'	N19°02'54"W	14.57'
L22	S87°53'27"W	9.75'	C22	90°00'00"(RT)	80.00'	125.66'	S47°06'33"E	113.14'
L23	S02°06'33"E	20.00'	C23	90°00'00"(RT)	30.00'	47.12'	S42°53'27"W	42.43'
L24	N87°53'27"E	10.51'	C24	90°00'00"(RT)	30.00'	47.12'	N47°06'33"W	42.43'
L25	S87°53'27"W	10.50'	C25	34°33'36"(RT)	30.00'	18.09'	N15°10'15"E	17.82'
L26	S02°06'33"E	20.00'	C26	34°33'36"(LT)	55.00'	33.18'	N15°10'15"E	32.67'
L27	N87°53'27"E	10.50'	C27	44°00'25"(RT)	70.00'	53.76'	N19°53'39"E	52.45'
L28	N46°43'56"W	8.73'	C28	44°00'25"(LT)	54.00'	41.48'	N19°53'39"E	40.46'
L29	S43°16'04"W	20.00'	C29	90°00'00"(RT)	30.00'	47.12'	N42°53'27"E	42.43'
L30	S46°43'56"E	8.87'	C30	89°10'38"(RT)	20.00'	31.13'	S46°30'50"W	28.08'
L31	N42°50'49"E	8.78'	C31	43°54'46"(RT)	20.00'	15.33'	S20°01'52"W	14.96'
L32	N47°09'11"W	20.00'	C32	46°54'36"(RT)	20.00'	16.37'	S65°26'33"W	15.92'
L33	S42°50'49"W	8.78'	C33	90°00'19"(RT)	20.00'	31.42'	N46°06'00"W	28.29'
L34	N87°53'27"E	16.00'	C34	89°59'41"(RT)	20.00'	31.41'	N43°54'00"E	28.28'
L35	N02°06'33"W	20.00'						
L36	S87°53'27"W	16.00'						
L37	N87°53'27"E	18.40'						
L38	N02°06'33"W	20.00'						
L39	S87°53'27"W	18.40'						
L40	N87°53'27"E	10.92'						
L41	N02°06'33"W	20.00'						
L42	S87°53'27"W	7.18'						
L43	N89°07'53"E	41.18'						
L44	S89°07'53"W	41.92'						

**SURVEYOR'S NOTES:**

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment.
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0045L, having an effective date of September 26, 2008, the subject property lies within Zone A (shaded) a special flood hazard area and Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
- According to the City of Rockwall Zoning Maps, the subject property is zoned LI(Light Industrial).
- The purpose of this plat is to replat Lot 7 and Lot 8, Block A for development.

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED: MAY 22, 2022      DRAWN BY: JCH

SHEET 1 OF 2

**REPLAT**  
OF  
**LOT 7A, LOT 8A AND  
LOT 8B, BLOCK A  
ROCKWALL  
TECHNOLOGY PARK**  
BEING A REPLAT OF  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK**  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2

**LEGEND**

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS  
D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS  
FIR FOUND IRON ROD  
FIRC FOUND IRON ROD WITH CAP  
FIP FOUND IRON PIPE  
FX FOUND "X" CUT  
DOC. DOCUMENT  
NO. NUMBER

**STATE HIGHWAY 276**  
(120' PUBLIC R.O.W.)

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

OWNER DEDICATION:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-foot wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-foot wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-foot wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 7A, LOT 8A AND 8B, BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
  - The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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

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

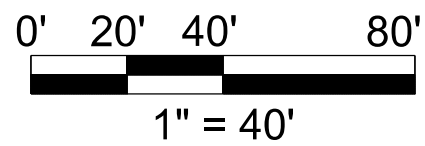
\_\_\_\_\_  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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



1" = 40'



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission      Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205






DATED:      MAY 22, 2022      DRAWN BY: JCH

**REPLAT**  
OF  
**LOT 7A & LOT 8A,**  
**BLOCK A**  
**ROCKWALL**  
**TECHNOLOGY PARK**  
BEING A REPLAT OF  
LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
J.M. ALLEN SURVEY,    ABSTRACT NUMBER 2




**PLANT LEGEND**



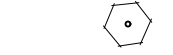
**TREES** COMMON / BOTANICAL NAME

-  Cedar Elm / *Ulmus crassifolia*
-  Eastern Redcedar / *Juniperus virginiana*
-  Existing Tree to Remain / Existing Tree to Remain
-  Lacebark Elm / *Ulmus parvifolia*
-  Live Oak / *Quercus virginiana*




**FLOWERING TREES** COMMON / BOTANICAL NAME

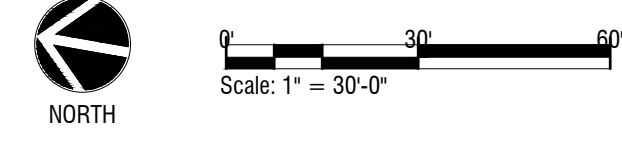
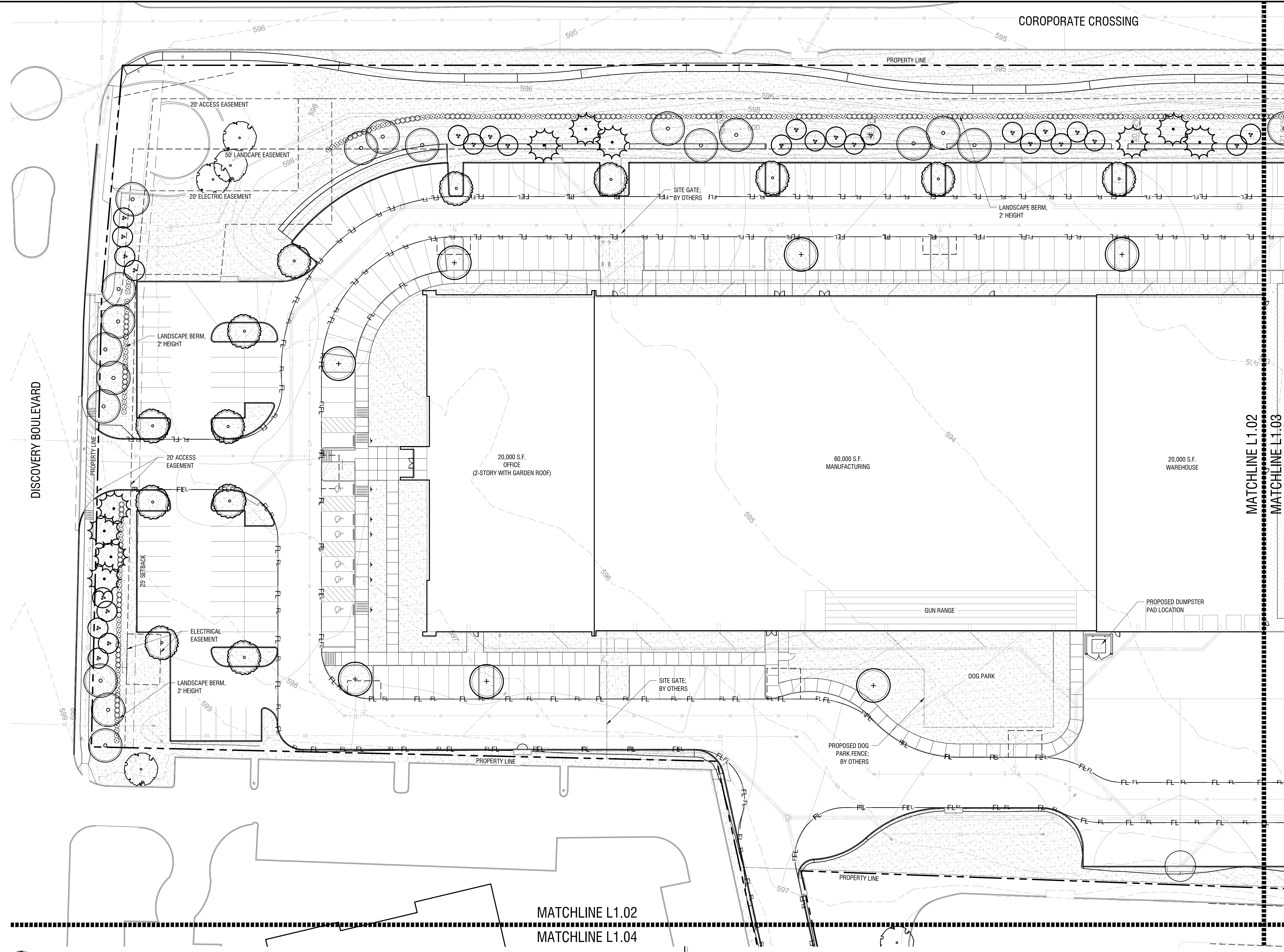
-  Texas Redbud / *Cercis canadensis* var. *texensis*

**SHRUBS** COMMON / BOTANICAL NAME

-  Dwarf Yaupon / *Ilex vomitoria* 'Nana'
-  Green Cloud Texas Ranger / *Leucophyllum frutescens* 'Green Cloud'™
-  Lindheimer's Muhly / *Muhlenbergia lindheimeri*

**GROUND COVERS** COMMON / BOTANICAL NAME

-  Bermuda Grass / *Cynodon dactylon*
-  Drainfield Mix / Drainfield Mix
-  HYDROSEED - Bermuda Grass / *Cynodon dactylon*



MATCHLINE L1.02  
 MATCHLINE L1.04  
**Code Landscape Plan**  
 Scale: 1" = 30'-0"

**A APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 202\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

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

\_\_\_\_\_  
 Director of Planning & Zoning

**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

**LANDSCAPE ARCHITECT:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Tel. No. (469) 452-2497  
 Contact: Courtney Smith, PLA

**DEVELOPER:**  
 Stream Realty  
 2001 Ross Road, Suite 400  
 Dallas, TX 75201  
 Phone: (214) 208 0519  
 Contact: Grayson Hughes

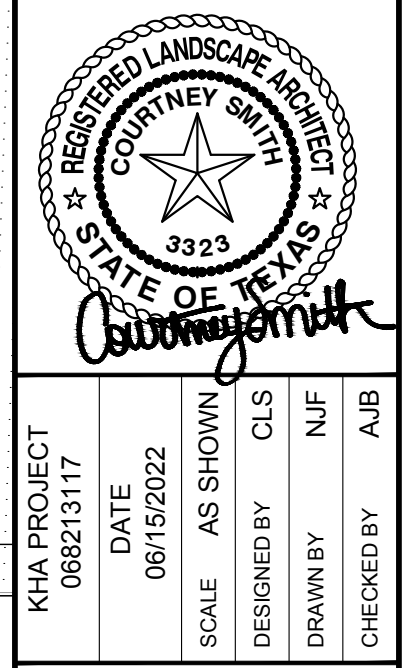
**OWNER:**  
 Rockwall EDC  
 2610 Observation Trail, Suite 104  
 Rockwall, TX 75032  
 Phone: 903-494-7943  
 Contact: Matt Wavering

rockwall logo - Tree State Solutions Chart -  
 LAST SAVED: 07/15/2022 10:38 AM  
 USER: COURTNEY SMITH  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1101 CODE LANDSCAPE PLAN (L1.02 CODE LANDSCAPE PLAN)  
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NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-501-2580 FAX: 972-238-9820  
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 068213117  
 DATE 06/15/2022  
 SCALE AS SHOWN  
 DESIGNED BY CLS  
 DRAWN BY NJF  
 CHECKED BY AJB



**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
 ROCKWALL, TEXAS

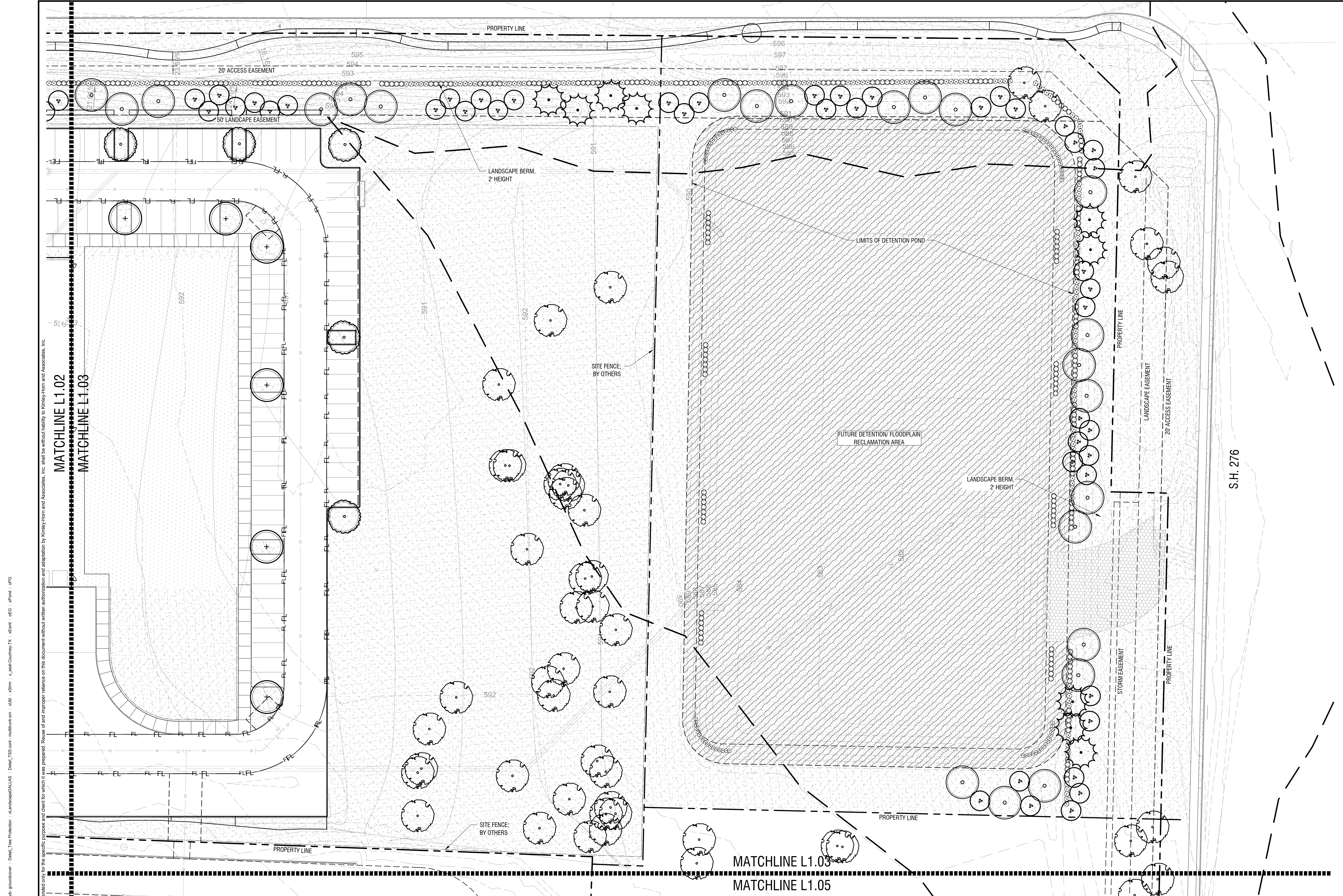


City of Rockwall

**CODE LANDSCAPE PLAN**

CASE NO. SP2022-014  
 SHEET NUMBER  
**L1.02**

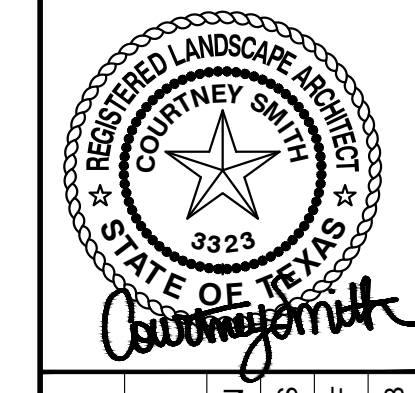




PLANT LEGEND	
<b>TREES</b>	
	COMMON / BOTANICAL NAME Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginiana
<b>FLOWERING TREES</b>	
	COMMON / BOTANICAL NAME Texas Redbud / Cercis canadensis var. texensis
<b>SHRUBS</b>	
	COMMON / BOTANICAL NAME Dwarf Yaupon / Ilex vomitoria 'Nana'
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
	Lindheimer's Muhly / Muhlenbergia lindheimeri
<b>GROUND COVERS</b>	
	COMMON / BOTANICAL NAME Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix
	HYDROSEED - Bermuda Grass / Cynodon dactylon

NO.	REVISIONS	DATE	BY

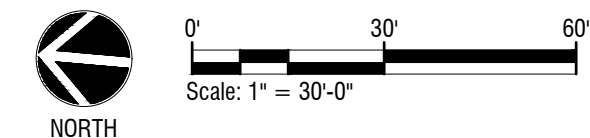
**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2580 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	068213117
DATE	06/15/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
 ROCKWALL, TEXAS

City of Rockwall



MATCHLINE L1.03  
 MATCHLINE L1.05  
 Code Landscape Plan  
 Scale: 1" = 30'-0" **A**

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 202\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

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

\_\_\_\_\_  
 Director of Planning & Zoning

**LANDSCAPE ARCHITECT:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Tel. No. (469) 452-2497  
 Contact: Courtney Smith, PLA

**DEVELOPER:**  
 Stream Realty  
 2001 Ross Road, Suite 400  
 Dallas, TX 75201  
 Phone: (214) 208 0519  
 Contact: Grayson Hughes

**OWNER:**  
 Rockwall EDC  
 2610 Observation Trail, Suite 104  
 Rockwall, TX 75032  
 Phone: 903-494-7943  
 Contact: Matt Wavering

**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

CODE LANDSCAPE PLAN

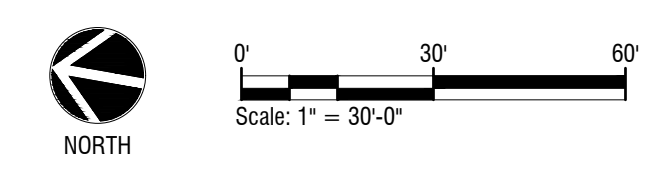
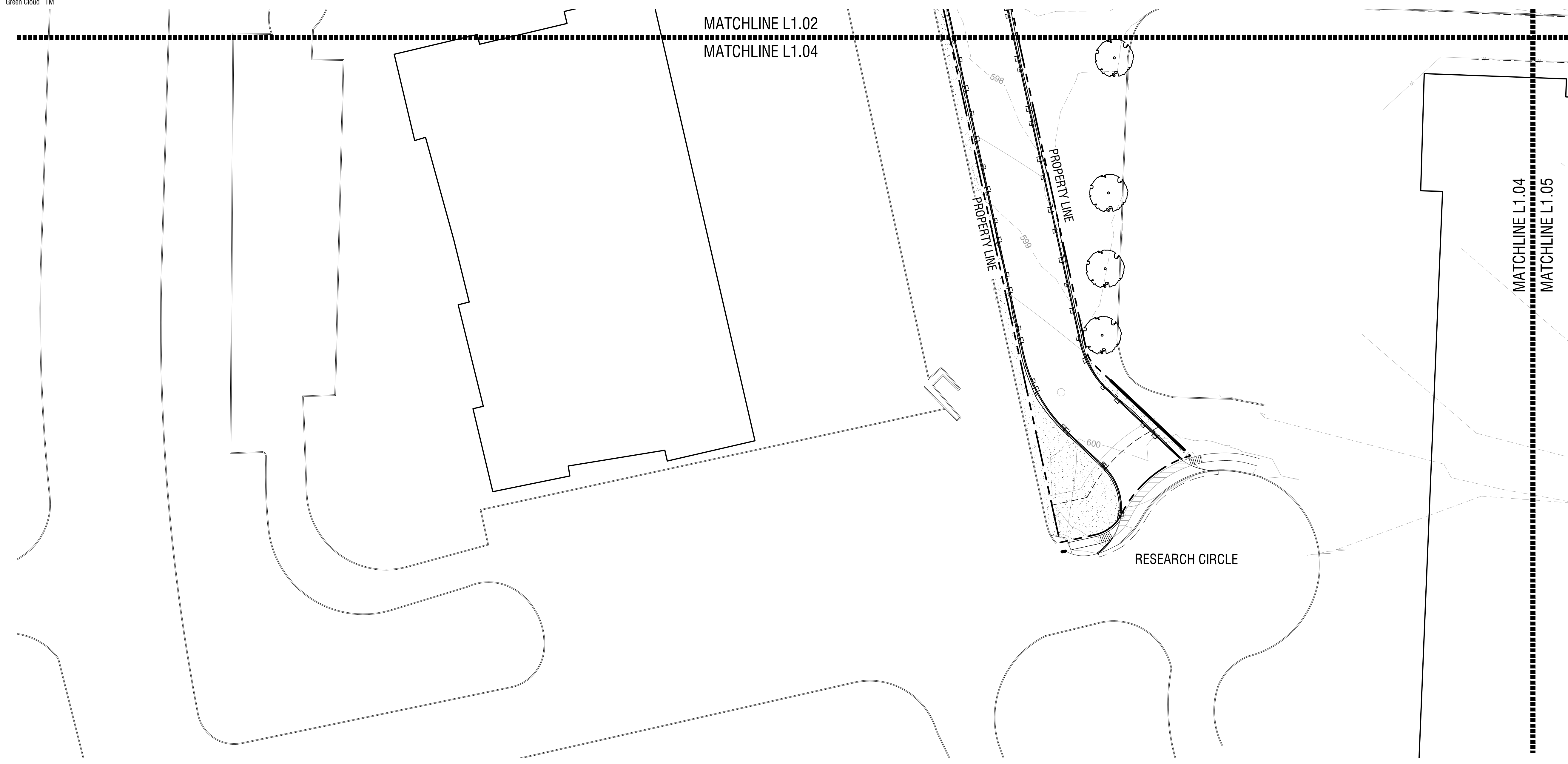
CASE NO. SP2022-014  
 SHEET NUMBER  
**L1.03**

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 DWG NAME: L1.01 CODE LANDSCAPE PLAN.DWG - [L1.04 CODE LANDSCAPE PLAN]  
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PLANT LEGEND	
TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginiana
FLOWERING TREES	COMMON / BOTANICAL NAME
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria 'Nana'
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
	Lindheimer's Muhly / Muhlenbergia lindheimeri
GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix
	HYDROSEED - Bermuda Grass / Cynodon dactylon



Code Landscape Plan  
 Scale: 1" = 30'-0"

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 202\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

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

\_\_\_\_\_  
 Director of Planning & Zoning

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 260 East Davis Street, Suite 100  
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 Tel. No. (469) 452-2497  
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**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

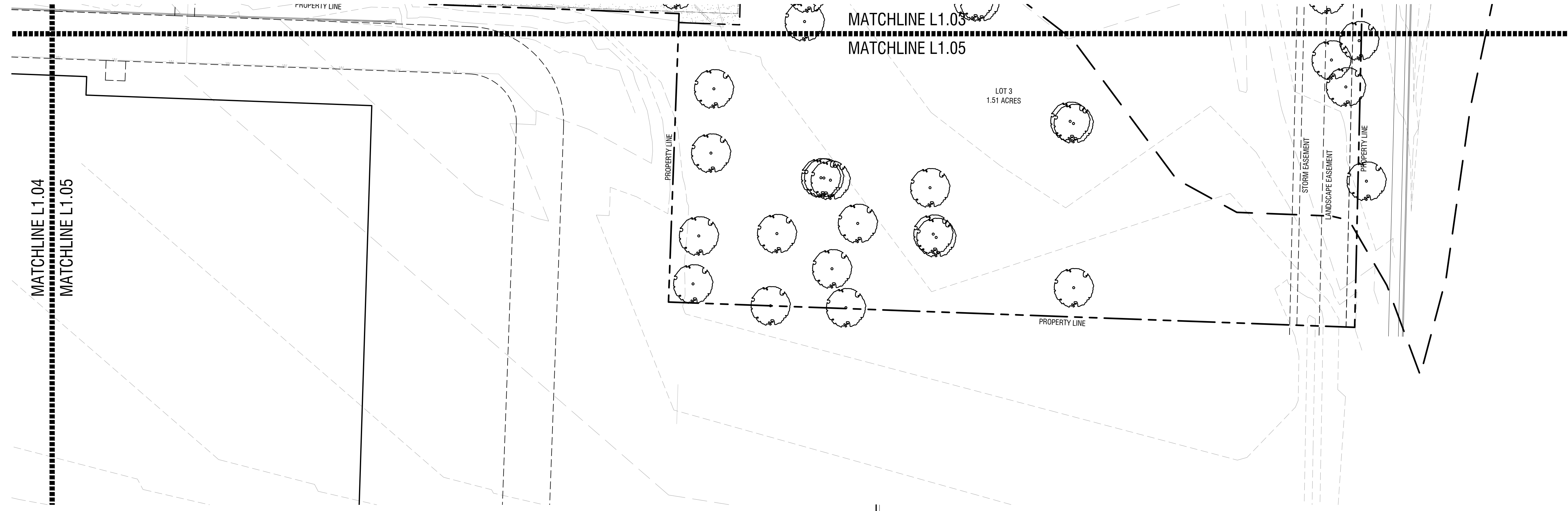
**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

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	KHA PROJECT: 068213117 DATE: 06/15/2022 SCALE: AS SHOWN DESIGNED BY: CLS DRAWN BY: NJF CHECKED BY: AJB
 Courtney Smith	PROJECT BULLSEYE NWC SH 276 & FM 549 ROCKWALL, TEXAS
CODE LANDSCAPE PLAN	CASE NO. SP2022-014 SHEET NUMBER L1.04



**PLANT LEGEND**

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / <i>Ulmus crassifolia</i>
	Eastern Redcedar / <i>Juniperus virginiana</i>
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / <i>Ulmus parvifolia</i>
	Live Oak / <i>Quercus virginiana</i>
FLOWERING TREES	COMMON / BOTANICAL NAME
	Texas Redbud / <i>Cercis canadensis</i> var. <i>texensis</i>
SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / <i>Ilex vomitoria</i> 'Nana'
	Green Cloud Texas Ranger / <i>Leucophyllum frutescens</i> 'Green Cloud'™
	Lindheimer's Muhly / <i>Muhlenbergia lindheimeri</i>
GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / <i>Cynodon dactylon</i>
	Drainfield Mix / Drainfield Mix
	HYDROSEED - Bermuda Grass / <i>Cynodon dactylon</i>



Code Landscape Plan **A**  
Scale: 1" = 30'-0"

**APPROVED:**  
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WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

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

\_\_\_\_\_  
Director of Planning & Zoning

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McKinney, Texas 75069  
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Rockwall, TX 75032  
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**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

rockwall logo - Tree State Solutions Chart -  
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 FILE: L1.05 CODE LANDSCAPE PLAN.DWG  
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 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 PHONE: 469-501-2580 FAX: 972-235-9820 WWW.KIMLEY-HORN.COM TX F-528	REVISIONS No. DATE BY
	KHA PROJECT: 068213117 DATE: 06/15/2022 SCALE: AS SHOWN DESIGNED BY: CLS DRAWN BY: NJF CHECKED BY: AJB
 Courtney Smith	PROJECT BULLSEYE NWC SH 276 & FM 549 ROCKWALL, TEXAS
CODE LANDSCAPE PLAN	CASE NO. SP2022-014 SHEET NUMBER L1.05



Rockwall Logo - Tree Stake Solutions Chart -  
 LAST SAVED: 07/15/2022 10:38 AM  
 USER: KIMBLEY\_HORN  
 DWG NAME: L1.01 CODE LANDSCAPE PLAN/DWG - [1.08 LANDSCAPE DETAILS]

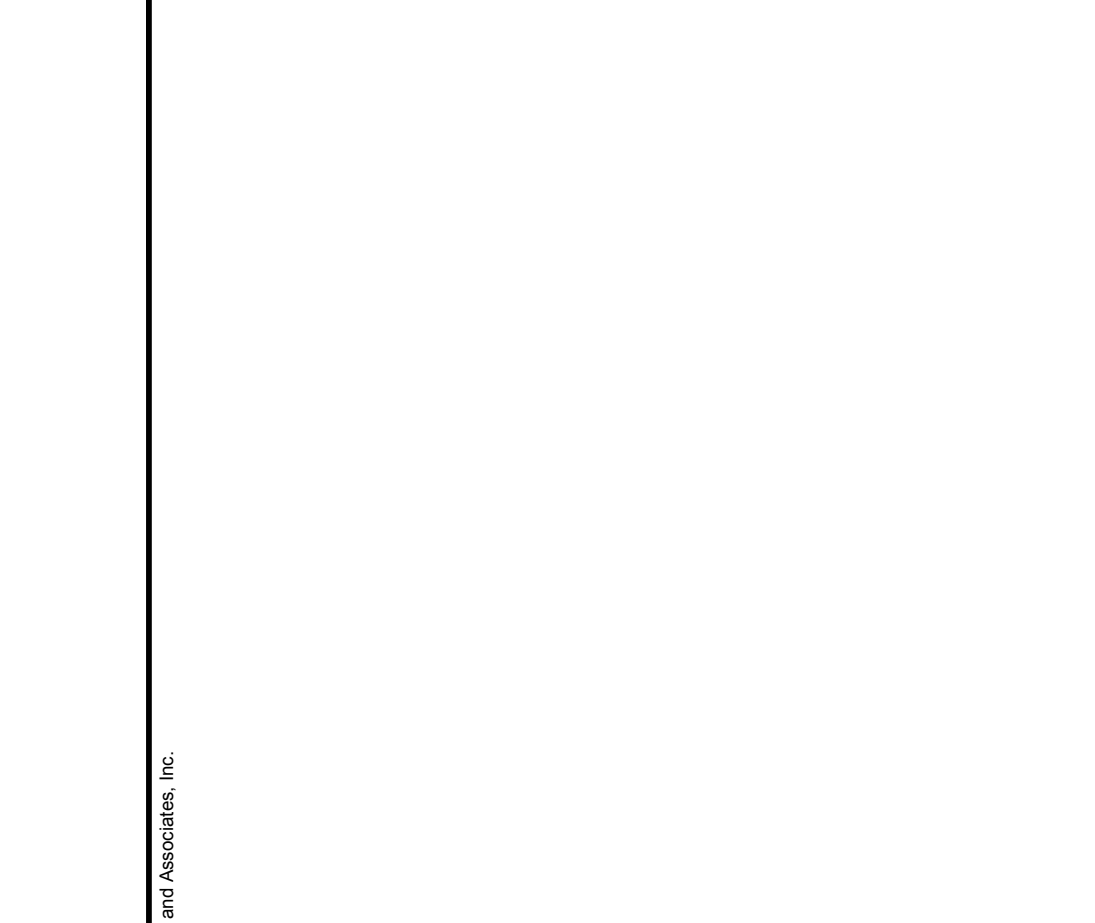
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Project Name: Tree Stake Solutions Chart -  
 Project No: 2601 Ross Road, Suite 400 -  
 Project Location: Dallas, TX 75201 -  
 Project Date: 06/15/2022 -  
 Project Designer: Courtney Smith, PLA -  
 Project Checker: Courtney Smith, PLA -  
 Project Approver: Courtney Smith, PLA -  
 Project Client: City of Rockwall -  
 Project Address: 2601 Ross Road, Suite 400, Rockwall, TX 75087 -  
 Project Phone: (972) 968-2497 -  
 Project Email: info@kimley-horn.com

**NOTES:**

- THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
- THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
  - THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
  - A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
- PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE / CRITICAL ROOT ZONE OF TREES.
- ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE / CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
- BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
  - NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
  - NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
  - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE.
  - NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
  - NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
  - NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
- SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
- ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.

Item#	Description	Nail Length x 3 pcs (included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"



Multi-trunk / Ornamental Tree  
 Scale: 1/2" = 1'-0"



Tree Protection Fencing  
 Scale: 3/16" = 1'-0"



Shrubs & Groundcover  
 Scale: 1/2" = 1'-0"



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)  
 Scale: 1/2" = 1'-0"



Triple Stake Plan  
 Scale: 1/2" = 1'-0"

**NOTES:**

- REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
- STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
- ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 202\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

Planning & Zoning Commission, Chairman  
 Director of Planning & Zoning

**LANDSCAPE ARCHITECT:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Tel. No. (469) 452-2497  
 Contact: Courtney Smith, PLA

**DEVELOPER:**  
 Stream Realty  
 2001 Ross Road, Suite 400  
 Dallas, TX 75201  
 Phone: (214) 208 0519  
 Contact: Grayson Hughes

**OWNER:**  
 Rockwall EDC  
 2610 Observation Trail, Suite 104  
 Rockwall, TX 75032  
 Phone: 903-494-7943  
 Contact: Matt Wavering

**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

CASE NO. SP2022-014  
 SHEET NUMBER  
**L1.06**

LANDSCAPE DETAILS  
 ROCKWALL, TEXAS

**Kimley-Horn**  
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-501-2580 FAX: 972-238-9820  
 WWW.KIMBLEY-HORN.COM TX F-928



REVISIONS

No.	DATE	BY



Tag Number	DBH	Common Name	Scientific Name	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	5:1	N/A
5255	9.8	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	Salix nigra	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.0	black willow	Salix nigra	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	Salix nigra	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.2	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	5.75
5268	22.0	black willow	Salix nigra	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	9.25
5270	10.6	black willow	Salix nigra	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redb cedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	5.75
5274	8.5	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	Celtis laevigata	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.8	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	Salix nigra	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	Ulmus americana	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	Populus deltoides	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	Gleditsia triacanthos	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.4	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	Maclura pomifera	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	Gleditsia triacanthos	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	Celtis laevigata	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	Maclura pomifera	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	Maclura pomifera	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redb cedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redb cedar	Juniperus virginiana	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redb cedar	Juniperus virginiana	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redb cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	N/A	N/A

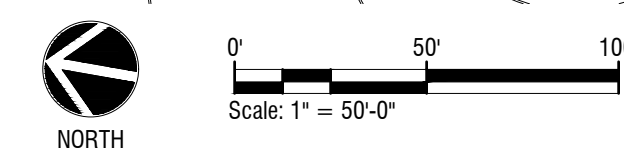
Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	41.5	0
Total tree inches being removed - Secondary - 0.5:1	0	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
<b>Total tree inches being removed</b>	<b>41.5</b>	<b>20.8</b>
<b>Mitigation Inches</b>		<b>20.75</b>
<b>Proposed Tree Inches Per Planting Plan</b>		<b>340</b>
<b>NET TOTAL</b>		<b>-319.25</b>

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
<b>Total tree inches being relocated</b>	<b>0</b>	<b>0</b>

Tag Number	DBH	Common Name	Scientific Name	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	Quercus virginiana	Healthy	Single	Protect	Primary	1:1	N/A
7001	12	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary	1:1	N/A
7002	10	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary	1:1	N/A
7003	12	Cedar Elm	Ulmus crassifolia	Healthy	Single	Protect	Primary	1:1	N/A
7004	14	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	1:1	N/A
7005	14	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	1:1	N/A
7006	12	Cedar	Juniperus virginiana	Healthy	Single	Protect	Secondary	1:1	N/A
7008	8	Live Oak	Quercus virginiana	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	Quercus virginiana	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7011	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7012	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7013	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	10
7014	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7020	10	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected	1:1	10
7021	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7022	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7023	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7024	6	Honey Locust	Gleditsia triacanthos	Healthy	Single	Remove	Unprotected	1:1	6
7025	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	10
7026	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7027	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7028	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7029	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7030	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7031	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7032	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7033	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7034	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7035	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	10
7036	8	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	8
7037	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	10
7038	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7039	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7040	10	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Unprotected	1:1	10
7041	10	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	10
7042	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7043	10	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected	1:1	10
7044	9	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	9
7045	36	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Secondary	1:1	72
7046	7	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7
7047	8	Bois D'Arc	Maclura pomifera	Healthy	Single	Remove	Unprotected	1:1	8
7048	11	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	11
7049	6	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	6
7050	8	Cedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	1:1	8
7051	8	Cedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	1:1	8
7052	8.0	Cedar	Juniperus virginiana	Healthy	Single	Remove	Unprotected	1:1	8
7053	7.0	Hackberry	Celtis occidentalis	Healthy	Single	Remove	Unprotected	1:1	7</





SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	699,018 S.F.
LOT AREA (ACRES)	16.04 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	17.17%
FLOOR AREA RATIO	0.1717
<b>REQUIRED PARKING</b>	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	270,138 S.F.
TOTAL AREA	699,018 S.F.
COVERED RATIO	38.65%

SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_, 202\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 202\_\_.

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

\_\_\_\_\_  
 Director of Planning & Zoning

**LANDSCAPE ARCHITECT:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Tel. No. (469) 452-2497  
 Contact: Courtney Smith, PLA

**DEVELOPER:**  
 Stream Realty  
 2001 Ross Road, Suite 400  
 Dallas, TX 75201  
 Phone: (214) 208 0519  
 Contact: Grayson Hughes

**OWNER:**  
 Rockwall EDC  
 2610 Observation Trail, Suite 104  
 Rockwall, TX 75032  
 Phone: 903-494-7943  
 Contact: Matt Wavering

**SITE PLAN**  
**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
**Rockwall County, Texas**  
**Submitted: 06/15/2022**

NO.
REVISIONS
DATE
BY

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-501-2580 FAX: 972-235-9820  
 WWW.KIMLEY-HORN.COM TX F-028

KHA PROJECT: 068213117  
 DATE: 06/15/2022  
 SCALE: AS SHOWN  
 DESIGNED BY: CLS  
 DRAWN BY: NJF  
 CHECKED BY: AJB

**PROJECT BULLSEYE**  
**NWC SH 276 & FM 549**  
**±16.44 ACRES**

**City of Rockwall**  
 ROCKWALL, TEXAS

**TREESCAPE PLAN**

CASE NO. SP2022-014  
 SHEET NUMBER  
**L1.08**

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

<sup>2</sup>: 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 SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7A, 8A, 8B BLOCK A

GENERAL LOCATION SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

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

CURRENT ZONING LI CURRENT USE VACANT

PROPOSED ZONING NA PROPOSED USE INDUSTRIAL & DETENTION POND

ACREAGE 20.6594 LOTS [CURRENT] 7A, 8A LOTS [PROPOSED] 7A, 8A, 8B

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

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

OWNER ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 713.19 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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 16th DAY OF June, 2022

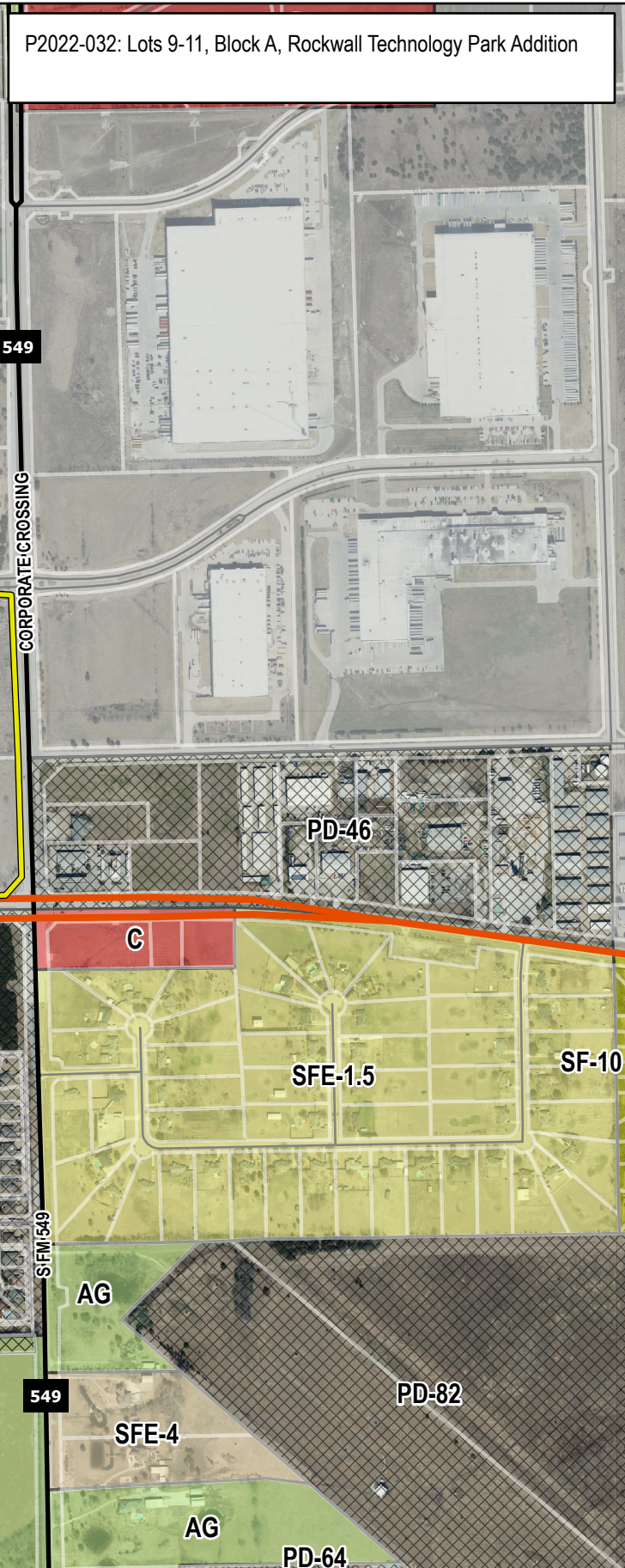
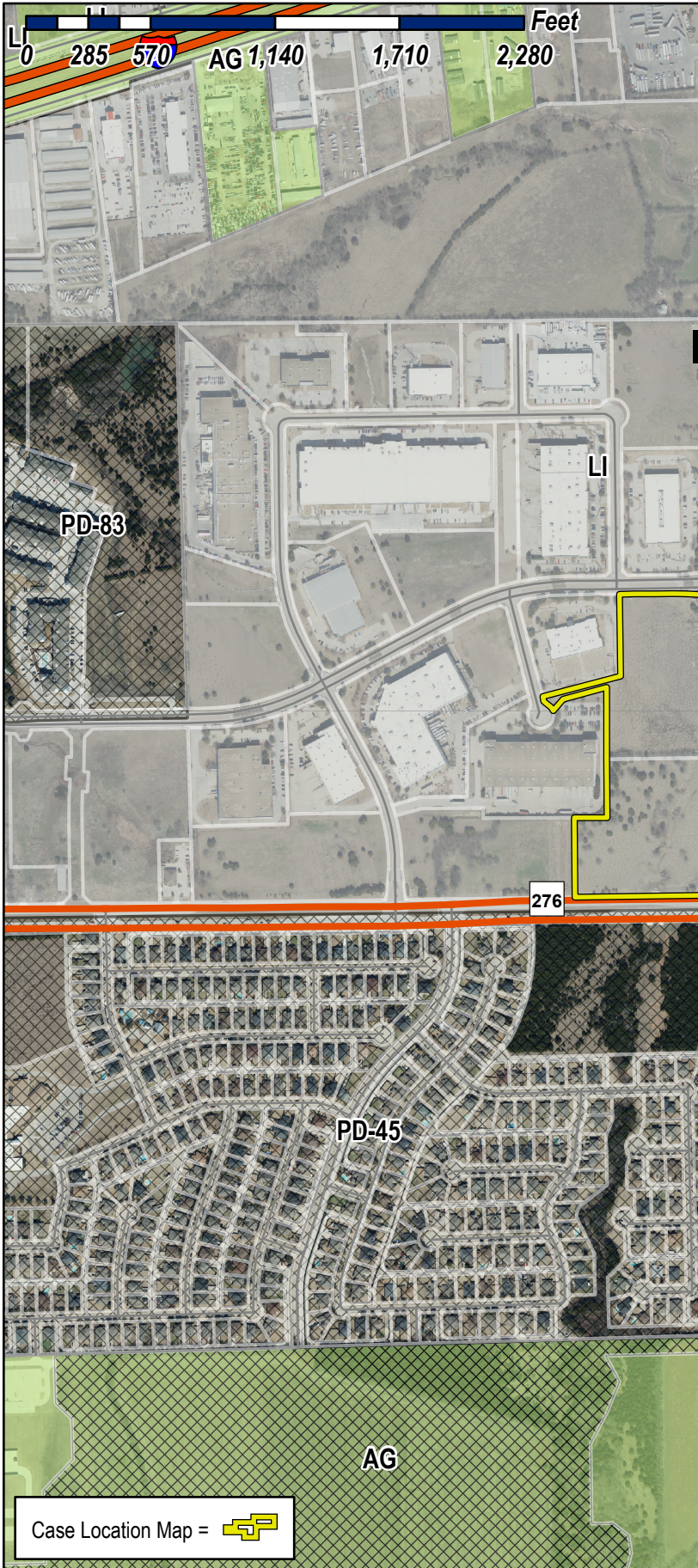
OWNER'S SIGNATURE

*Matt Wavering*  
*Jennifer L. Hammonds*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-032: Lots 9-11, Block A, Rockwall Technology Park Addition

Case Location Map = 



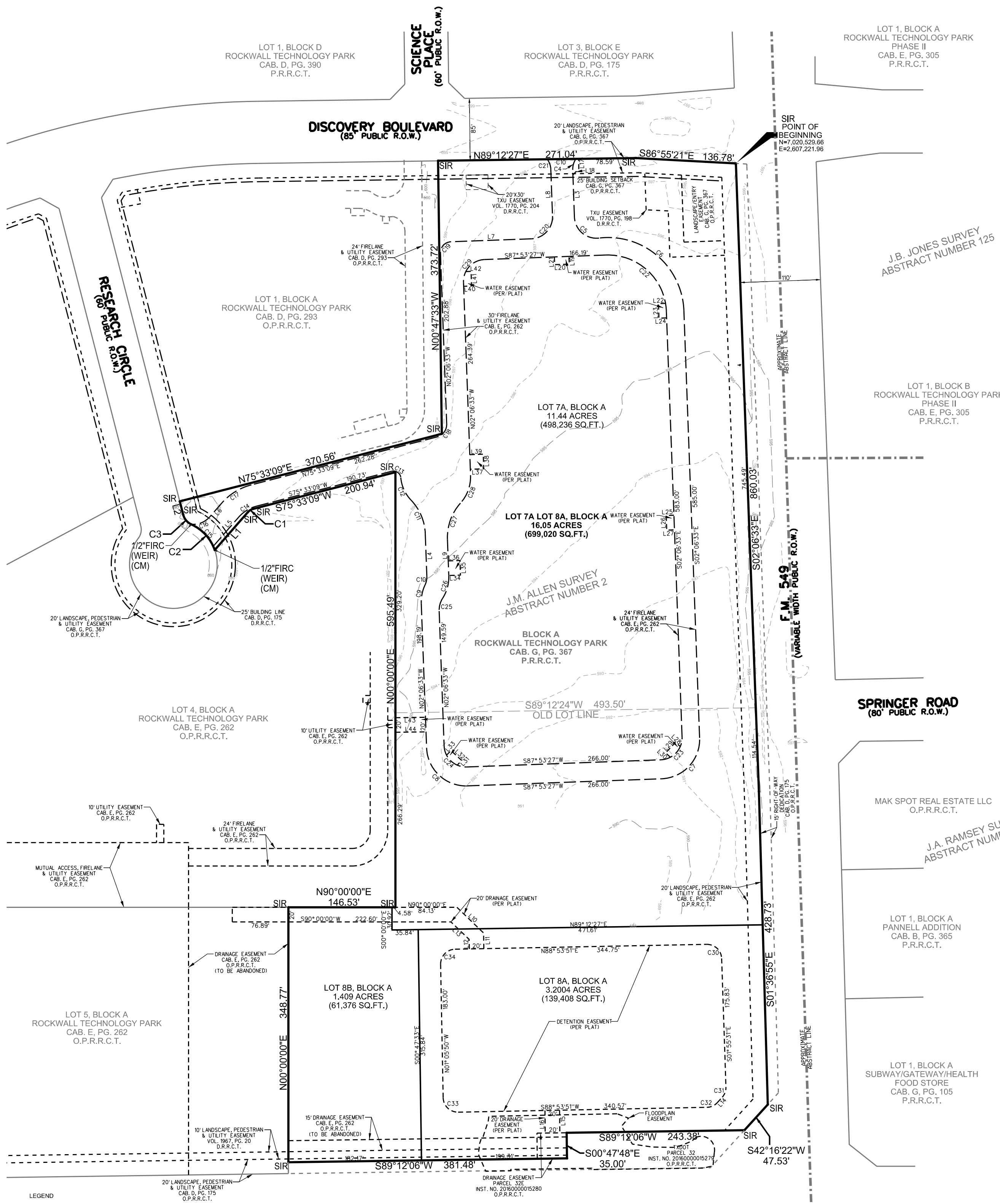
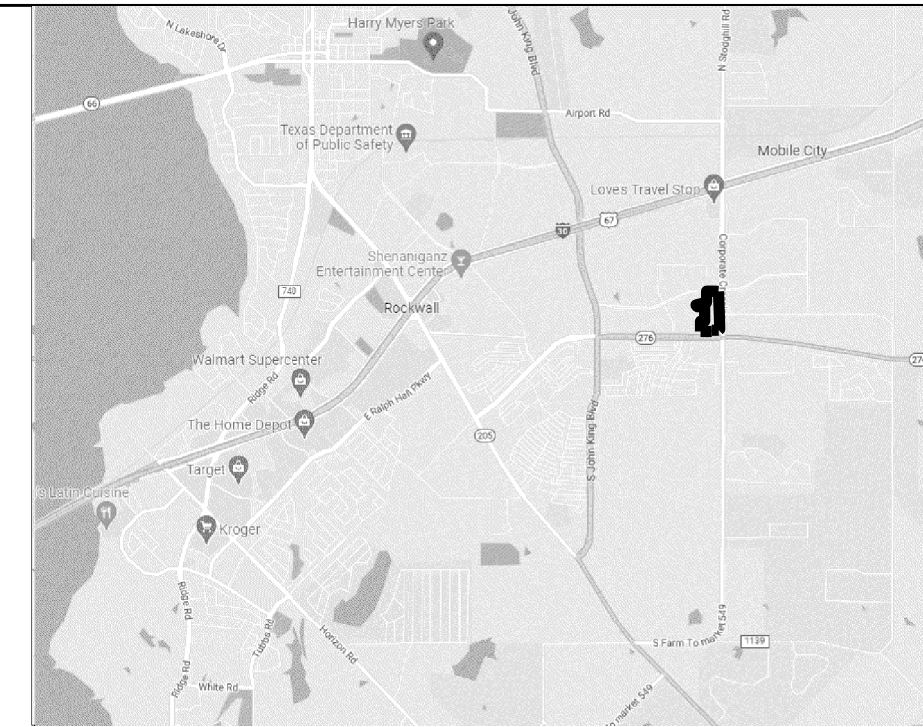
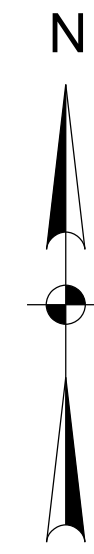
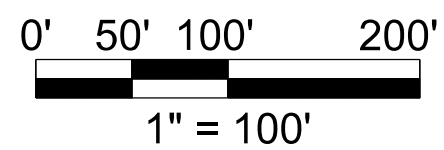
# City of Rockwall

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

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







J.B. JONES SURVEY  
ABSTRACT NUMBER 125

J.M. ALLEN SURVEY  
ABSTRACT NUMBER 2

J.A. RAMSEY SURVEY  
ABSTRACT NUMBER 186

LINE NO.	BEARING	LENGTH	CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
L1	S41°11'01"W	68.65'	C1	34°22'08"(LT)	15.00'	9.00'	S58°22'05"W	8.86'
L2	N14°26'51"W	18.67'	C2	46°22'57"(LT)	60.00'	48.57'	N42°24'11"W	47.26'
L3	N02°06'33"W	64.65'	C3	51°08'47"(RT)	20.50'	18.30'	N40°01'15"W	17.70'
L4	N02°06'33"W	58.18'	C4	36°33'41"(LT)	25.00'	15.95'	S16°10'18"W	15.68'
L5	S40°59'03"W	52.49'	C5	94°42'32"(LT)	30.00'	49.59'	S49°27'49"E	44.13'
L6	N41°11'01"W	25.38'	C6	94°42'32"(RT)	104.00'	171.91'	S49°27'49"W	153.00'
L7	N87°53'27"E	110.00'	C7	90°00'00"(RT)	54.00'	84.82'	S42°53'27"W	76.37'
L8	N02°06'33"W	64.05'	C8	90°00'00"(RT)	54.00'	84.82'	N47°06'33"W	76.37'
L9	N02°06'33"W	49.64'	C9	27°36'56"(RT)	54.00'	26.03'	N11°41'55"E	25.78'
L10	S46°06'09"W	50.75'	C10	27°36'56"(LT)	25.00'	12.05'	N11°41'55"E	11.93'
L11	S10°06'09"E	21.38'	C11	41°57'09"(LT)	70.00'	51.25'	N23°05'07"W	50.12'
L12	N10°06'09"W	13.10'	C12	39°12'29"(RT)	50.00'	34.22'	N24°27'27"W	33.55'
L13	N46°06'09"W	34.41'	C13	99°35'43"(LT)	10.00'	17.38'	N54°39'04"W	15.28'
L14	S41°59'15"W	9.84'	C14	34°22'08"(LT)	50.00'	30.00'	S58°22'05"W	29.54'
L15	S00°47'33"E	30.98'	C15	41°12'54"(LT)	60.00'	43.16'	N44°59'12"W	42.24'
L16	N00°47'33"W	30.87'	C16	54°44'08"(LT)	30.00'	28.66'	N68°33'05"E	27.58'
L17	S00°51'23"E	13.41'	C17	34°22'08"(RT)	80.00'	47.99'	N58°22'05"E	47.27'
L18	S43°03'20"W	11.80'	C18	77°39'42"(LT)	18.00'	24.40'	N36°43'18"E	22.57'
L19	S02°06'33"E	10.50'	C19	90°42'23"(LT)	15.00'	23.75'	N43°14'50"E	21.35'
L20	S87°53'27"W	20.00'	C20	90°00'00"(LT)	30.00'	47.12'	N42°53'27"E	42.43'
L21	N02°06'33"W	10.50'	C21	90°00'00"(LT)	25.00'	14.78'	N19°02'54"W	14.57'
L22	S87°53'27"W	9.75'	C22	90°00'00"(RT)	80.00'	125.66'	S47°06'33"E	113.14'
L23	S02°06'33"E	20.00'	C23	90°00'00"(RT)	30.00'	47.12'	S42°53'27"W	42.43'
L24	N87°53'27"E	10.51'	C24	90°00'00"(RT)	30.00'	47.12'	N47°06'33"W	42.43'
L25	S87°53'27"W	10.50'	C25	34°33'36"(RT)	30.00'	18.09'	N15°10'15"E	17.82'
L26	S02°06'33"E	20.00'	C26	34°33'36"(LT)	55.00'	33.18'	N15°10'15"E	32.67'
L27	N87°53'27"E	10.50'	C27	44°00'25"(RT)	70.00'	53.76'	N19°53'39"E	52.45'
L28	N46°43'56"W	8.73'	C28	44°00'25"(LT)	54.00'	41.48'	N19°53'39"E	40.46'
L29	S43°16'04"W	20.00'	C29	90°00'00"(RT)	30.00'	47.12'	N42°53'27"E	42.43'
L30	S46°43'56"E	8.87'	C30	89°10'38"(RT)	20.00'	31.13'	S46°30'50"W	28.08'
L31	N42°50'49"E	8.78'	C31	43°54'46"(RT)	20.00'	15.33'	S20°01'52"W	14.96'
L32	N47°09'11"W	20.00'	C32	46°54'36"(RT)	20.00'	16.37'	S65°26'33"W	15.92'
L33	S42°50'49"W	8.78'	C33	90°00'19"(RT)	20.00'	31.42'	N46°06'00"W	28.29'
L34	N87°53'27"E	16.00'	C34	89°59'41"(RT)	20.00'	31.41'	N43°54'00"E	28.28'
L35	N02°06'33"W	20.00'						
L36	S87°53'27"W	16.00'						
L37	N87°53'27"E	18.40'						
L38	N02°06'33"W	20.00'						
L39	S87°53'27"W	18.40'						
L40	N87°53'27"E	10.92'						
L41	N02°06'33"W	20.00'						
L42	S87°53'27"W	7.18'						
L43	N89°07'53"E	41.18'						
L44	S89°07'53"W	41.92'						

- SURVEYOR'S NOTES:**
- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
  - This survey was prepared without the benefit of a title commitment.
  - By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0045L, having an effective date of September 26, 2008, the subject property lies within Zone A (shaded) a special flood hazard area and Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
  - According to the City of Rockwall Zoning Maps, the subject property is zoned LI(Light Industrial).
  - The purpose of this plat is to replat Lot 7 and Lot 8, Block A for development.

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

**REPLAT**  
OF  
**LOT 7A, LOT 8A AND  
LOT 8B, BLOCK A  
ROCKWALL  
TECHNOLOGY PARK**  
BEING A REPLAT OF  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK**  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2

**STATE HIGHWAY 276**  
(120' PUBLIC R.O.W.)

**LEGEND**

P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
PIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

DATED: MAY 22, 2022 DRAWN BY: JCH

OWNER DEDICATION:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-foot wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-foot wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-foot wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 7A, LOT 8A AND 8B, BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
  - The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_ Date  
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_.

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

\_\_\_\_\_  
City Secretary

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

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

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

\_\_\_\_\_  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

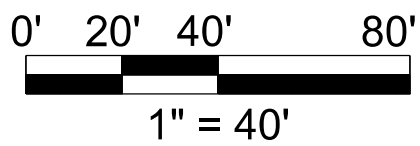
\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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



1" = 40'

N



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED: MAY 22, 2022 DRAWN BY: JCH

**REPLAT**  
OF  
**LOT 7A & LOT 8A,**  
**BLOCK A**  
**ROCKWALL**  
**TECHNOLOGY PARK**  
BEING A REPLAT OF  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL**  
**TECHNOLOGY PARK**  
**AN ADDITION TO THE CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** June 28, 2022

**APPLICANT:** Christophe Guignard; *On Behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC)*

**CASE NUMBER:** P2022-032; *Replat for Lots 9-11, Block A, Rockwall Technology Park Addition*

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### SUMMARY

Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 16.44-acre parcel of land (*i.e. Lots 7 & 8, Block A, Rockwall Technology Addition*) for the purpose of creating two (3) lots (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) to facilitate the development of an *Office/Manufacturing Facility* (*i.e. KRISS USA, Inc.*) on the subject property.
- The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On March 2, 2009, Lot 8 was rezoned from Light Industrial (LI) District to Planned Development District 73 (PD-73). On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On January 10, 2003, the City Council approved a replat that established the subject property as Lot 3, Block A, Rockwall Technology Park Addition. On December 17, 2008, the Planning and Zoning Director approved a replat [*P2008-038*] that re-established the subject property as Lots 7 & 8, Block A, Rockwall Technology Park Addition. On March 2, 2009, the City Council approved a zoning change from Light Industrial (LI) District to Planned Development District 73 (PD-73) by *Ordinance No. 09-09 [Case No. Z2008-028]*. The City Council approved a zoning change from Planned Development District 73 (PD-73) back to Light Industrial (LI) District on April 4, 2022. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-014*] for an *Office/Manufacturing Facility*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.



**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 9-11, Block A, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

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



# PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: P2022-032  
PROJECT NAME: Replat for Lots 9-11, Block A, Rockwall Technology Park  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	06/23/2022	Approved w/ Comments

06/23/2022: P2022-032: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2022-032) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Please correct the Title Block to the following (Subsection 01.02(D), Article 11, UDC):

Replat  
Lots 9-11, Block A, Rockwall Technology Park Addition  
Being a Replat of Lot 7 & 8, Block A, Rockwall Technology Park Addition  
Creating 3 Lots  
Containing a Total of 16.44 Acres  
Situated in the J.M. Allen Survey, Abstract No. 2,  
City of Rockwall, Rockwall County, Texas

- M.5 Please indicate the building setback along State Highway 276. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.6 Please correct the lot numbers from Lots 7A & 8A to Lots 9-11 on all areas of the plat. (Subsection 01.02(D), Article 11, UDC)
- M.7 Please add another set of State Plane Coordinates to Sheet 1. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)
- M.8 Please add the "General Notes" below to Sheet 2. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

General Notes:



1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

M.9 Please ensure boundary survey statement #9 matches the description (see below) (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances):

Sheet 1 states: North 90 degrees 00 minutes 00 seconds East, Distance of 146.53

Sheet 2 states South 90 degrees 00 minutes 00 seconds East, Distance of 146.53

M.10 Please correct the Subdivision name under Owner's Certification from 'Bodin Industrial Addition' to Rockwall Technology Park Addition. (Subsection 10.07, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

I.11 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.12 Please review and correct all items listed by the Engineering Department.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on June 28, 2022.

I.14 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.

I.15 The projected City Council Meeting date for this case will be July 5, 2022.

I.16 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Need distance for water esmt.

- Label Water Esmt. May need to have a enlarged exhibit for water easement

- Must include two points tying to Rockwall GPS. N: E:

- 50' landscape, pedestrian, and utility easement

- Corporate Crossing not FM 549

- Need bearings and distances on flood plain easement.

- Need to label cross section #987 with elevation (584.02) of flood plain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved



06/20/2022: We are avail to discuss the principals of CEPTED this build.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved
No Comments			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

<sup>2</sup>: 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 SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7A, 8A, 8B BLOCK A

GENERAL LOCATION SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

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

CURRENT ZONING LI CURRENT USE VACANT

PROPOSED ZONING NA PROPOSED USE INDUSTRIAL & DETENTION POND

ACREAGE 20.6594 LOTS [CURRENT] 7A, 8A LOTS [PROPOSED] 7A, 8A, 8B

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

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

OWNER ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 713.19 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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 16th DAY OF June, 2022

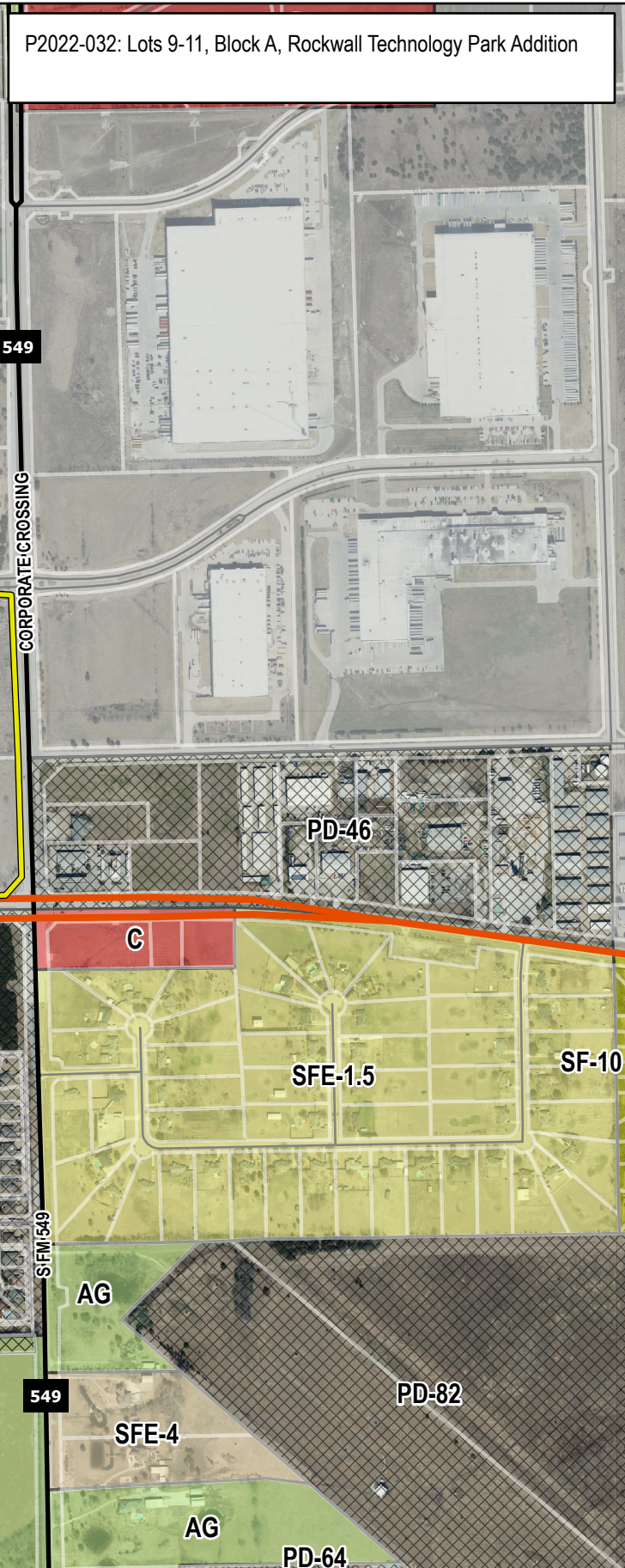
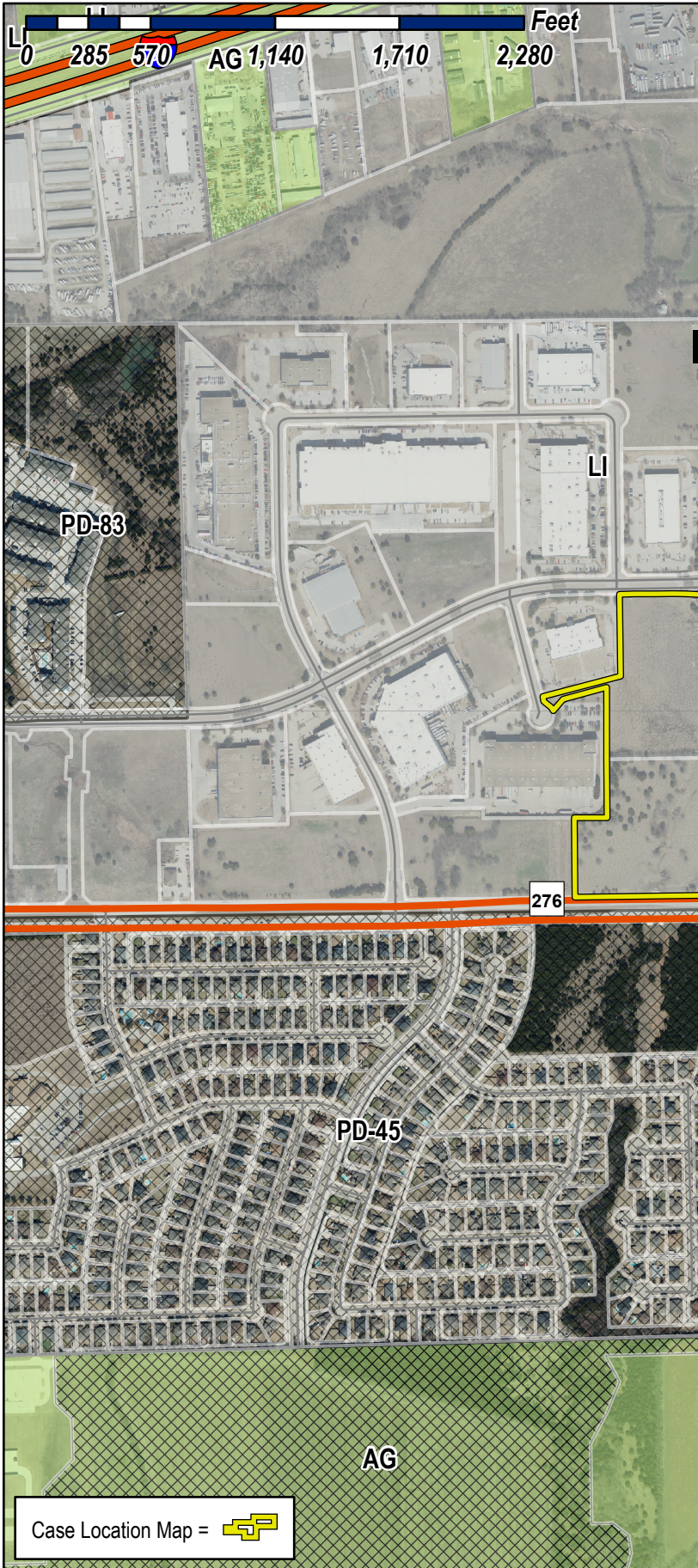
OWNER'S SIGNATURE

*Matt Wavering*  
*Jennifer L. Hammonds*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-032: Lots 9-11, Block A, Rockwall Technology Park Addition

549

CORPORATE CROSSING

PD-83

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

549


SFE-4

PD-82

AG

AG

PD-64

Case Location Map = 



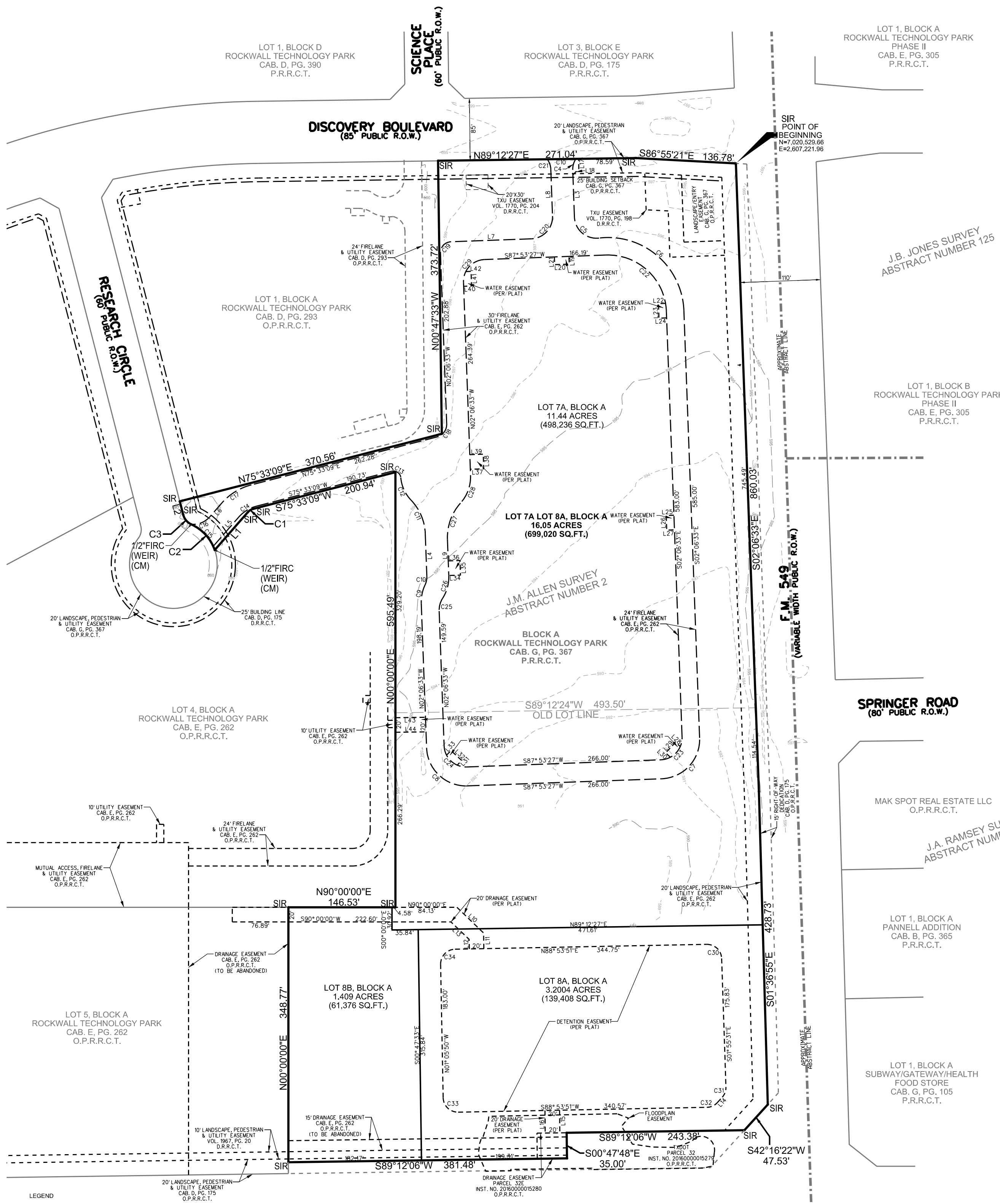
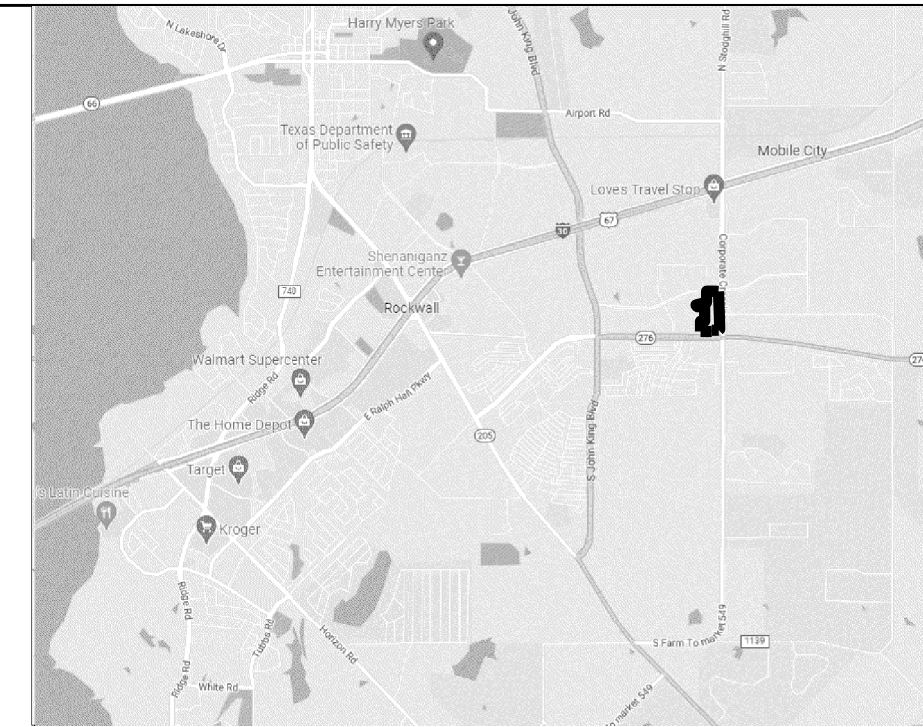
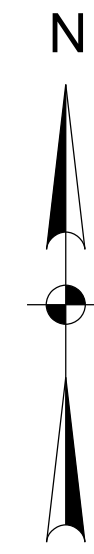
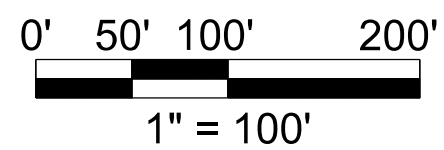
# City of Rockwall

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

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







LINE NO.	BEARING	LENGTH	CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
L1	S41°11'01"W	68.65'	C1	34°22'08"(LT)	15.00'	9.00'	S58°22'05"W	8.86'
L2	N14°26'51"W	18.67'	C2	46°22'57"(LT)	60.00'	48.57'	N42°24'11"W	47.26'
L3	N02°06'33"W	64.65'	C3	51°08'47"(RT)	20.50'	18.30'	N40°01'15"W	17.70'
L4	N02°06'33"W	58.18'	C4	36°33'41"(LT)	25.00'	15.95'	S16°10'18"W	15.68'
L5	S40°59'03"W	52.49'	C5	94°42'32"(LT)	30.00'	49.59'	S49°27'49"E	44.13'
L6	N41°11'01"W	25.38'	C6	94°42'32"(RT)	104.00'	171.91'	S49°27'49"W	153.00'
L7	N87°53'27"E	110.00'	C7	90°00'00"(RT)	54.00'	84.82'	S42°53'27"W	76.37'
L8	N02°06'33"W	64.05'	C8	90°00'00"(RT)	54.00'	84.82'	N47°06'33"W	76.37'
L9	N02°06'33"W	49.64'	C9	27°36'56"(RT)	54.00'	26.03'	N11°41'55"E	25.78'
L10	S46°06'09"W	50.75'	C10	27°36'56"(LT)	25.00'	12.05'	N11°41'55"E	11.93'
L11	S10°06'09"E	21.38'	C11	41°57'09"(LT)	70.00'	51.25'	N23°05'07"W	50.12'
L12	N10°06'09"W	13.10'	C12	39°12'29"(RT)	50.00'	34.22'	N24°27'27"W	33.55'
L13	N46°06'09"W	34.41'	C13	99°35'43"(LT)	10.00'	17.38'	N54°39'04"W	15.28'
L14	S41°59'15"W	9.84'	C14	34°22'08"(LT)	50.00'	30.00'	S58°22'05"W	29.54'
L15	S00°47'33"E	30.98'	C15	41°12'54"(LT)	60.00'	43.16'	N44°59'12"W	42.24'
L16	N00°47'33"W	30.87'	C16	54°44'08"(LT)	30.00'	28.66'	N68°33'05"E	27.58'
L17	S00°51'23"E	13.41'	C17	34°22'08"(RT)	80.00'	47.99'	N58°22'05"E	47.27'
L18	S43°03'20"W	11.80'	C18	77°39'42"(LT)	18.00'	24.40'	N36°43'18"E	22.57'
L19	S02°06'33"E	10.50'	C19	90°42'23"(LT)	15.00'	23.75'	N43°14'50"E	21.35'
L20	S87°53'27"W	20.00'	C20	90°00'00"(LT)	30.00'	47.12'	N42°53'27"E	42.43'
L21	N02°06'33"W	10.50'	C21	90°00'00"(LT)	25.00'	14.78'	N19°02'54"W	14.57'
L22	S87°53'27"W	9.75'	C22	90°00'00"(RT)	80.00'	125.66'	S47°06'33"E	113.14'
L23	S02°06'33"E	20.00'	C23	90°00'00"(RT)	30.00'	47.12'	S42°53'27"W	42.43'
L24	N87°53'27"E	10.51'	C24	90°00'00"(RT)	30.00'	47.12'	N47°06'33"W	42.43'
L25	S87°53'27"W	10.50'	C25	34°33'36"(RT)	30.00'	18.09'	N15°10'15"E	17.82'
L26	S02°06'33"E	20.00'	C26	34°33'36"(LT)	55.00'	33.18'	N15°10'15"E	32.67'
L27	N87°53'27"E	10.50'	C27	44°00'25"(RT)	70.00'	53.76'	N19°53'39"E	52.45'
L28	N46°43'56"W	8.73'	C28	44°00'25"(LT)	54.00'	41.48'	N19°53'39"E	40.46'
L29	S43°16'04"W	20.00'	C29	90°00'00"(RT)	30.00'	47.12'	N42°53'27"E	42.43'
L30	S46°43'56"E	8.87'	C30	89°10'38"(RT)	20.00'	31.13'	S46°30'50"W	28.08'
L31	N42°50'49"E	8.78'	C31	43°54'46"(RT)	20.00'	15.33'	S20°01'52"W	14.96'
L32	N47°09'11"W	20.00'	C32	46°54'36"(RT)	20.00'	16.37'	S65°26'33"W	15.92'
L33	S42°50'49"W	8.78'	C33	90°00'19"(RT)	20.00'	31.42'	N46°06'00"W	28.29'
L34	N87°53'27"E	16.00'	C34	89°59'41"(RT)	20.00'	31.41'	N43°54'00"E	28.28'
L35	N02°06'33"W	20.00'						
L36	S87°53'27"W	16.00'						
L37	N87°53'27"E	18.40'						
L38	N02°06'33"W	20.00'						
L39	S87°53'27"W	18.40'						
L40	N87°53'27"E	10.92'						
L41	N02°06'33"W	20.00'						
L42	S87°53'27"W	7.18'						
L43	N89°07'53"E	41.18'						
L44	S89°07'53"W	41.92'						

**SURVEYOR'S NOTES:**

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment.
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0045L, having an effective date of September 26, 2008, the subject property lies within Zone A (shaded) a special flood hazard area and Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
- According to the City of Rockwall Zoning Maps, the subject property is zoned LI(Light Industrial).
- The purpose of this plat is to replat Lot 7 and Lot 8, Block A for development.

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED: MAY 22, 2022 DRAWN BY: JCH

SHEET 1 OF 2

**REPLAT**  
OF  
**LOT 7A, LOT 8A AND  
LOT 8B, BLOCK A  
ROCKWALL  
TECHNOLOGY PARK**  
BEING A REPLAT OF  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK**  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2

**STATE HIGHWAY 276**  
(120' PUBLIC R.O.W.)

**LEGEND**

P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
PIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025



OWNER DEDICATION:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-foot wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-foot wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-foot wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 7A, LOT 8A AND 8B, BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
  - The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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

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

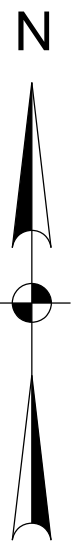
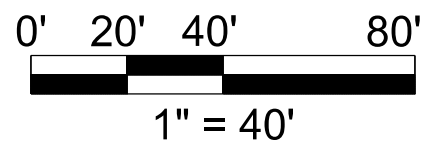
\_\_\_\_\_  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission      Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED:      MAY 22, 2022      DRAWN BY: JCH

**REPLAT**  
OF  
**LOT 7A & LOT 8A,**  
**BLOCK A**  
**ROCKWALL**  
**TECHNOLOGY PARK**

**BEING A REPLAT OF**  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL**  
**TECHNOLOGY PARK**  
**AN ADDITION TO THE CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

*J.M. ALLEN SURVEY,    ABSTRACT NUMBER 2*





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** July 05, 2022  
**APPLICANT:** Christophe Guignard; *KRISS USA, Inc.*  
**CASE NUMBER:** P2022-032; *Replat for Lots 9-11, Block A, Rockwall Technology Park Addition*

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### SUMMARY

Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9-11, Block A, Rockwall Technology Park Addition being a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 16.44-acre parcel of land (*i.e. Lots 7 & 8, Block A, Rockwall Technology Addition*) for the purpose of creating two (3) lots (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) to facilitate the development of an *Office/Manufacturing Facility* (*i.e. KRISS USA, Inc.*) on the subject property.
- The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On March 2, 2009, Lot 8 was rezoned from Light Industrial (LI) District to Planned Development District 73 (PD-73). On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On January 10, 2003, the City Council approved a replat that established the subject property as Lot 3, Block A, Rockwall Technology Park Addition. On December 17, 2008, the Planning and Zoning Director approved a replat [*P2008-038*] that re-established the subject property as Lots 7 & 8, Block A, Rockwall Technology Park Addition. On March 2, 2009, the City Council approved a zoning change from Light Industrial (LI) District to Planned Development District 73 (PD-73) by *Ordinance No. 09-09 [Case No. Z2008-028]*. The City Council approved a zoning change from Planned Development District 73 (PD-73) back to Light Industrial (LI) District on April 4, 2022. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-014*] for an *Office/Manufacturing Facility*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL



If the City Council chooses to approve of the Replat for *Lots 9-11, Block A, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

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

**PLANNING AND ZONING COMMISSION**

On June 28, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat 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.

P2022-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

<sup>2</sup>: 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 SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7A, 8A, 8B BLOCK A

GENERAL LOCATION SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

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

CURRENT ZONING LI CURRENT USE VACANT

PROPOSED ZONING NA PROPOSED USE INDUSTRIAL & DETENTION POND

ACREAGE 20.6594 LOTS [CURRENT] 7A, 8A LOTS [PROPOSED] 7A, 8A, 8B

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

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

OWNER ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 713.19 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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."

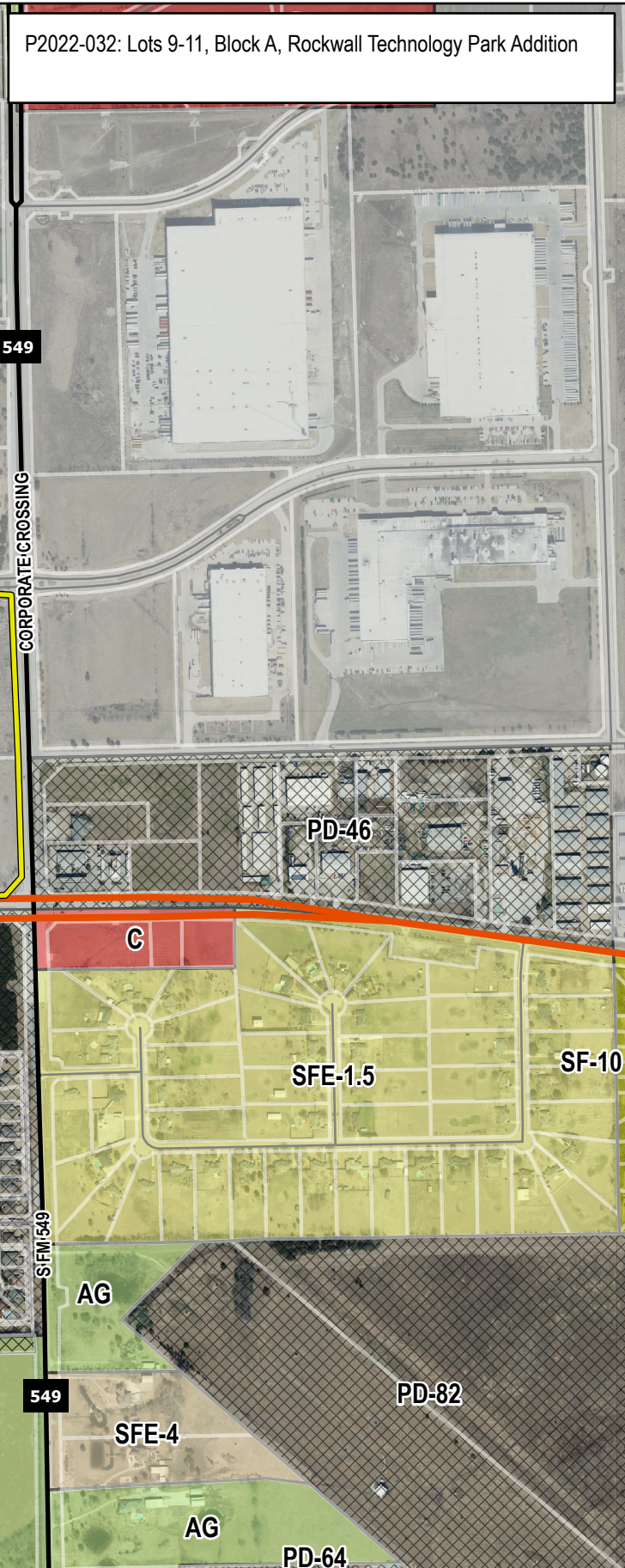
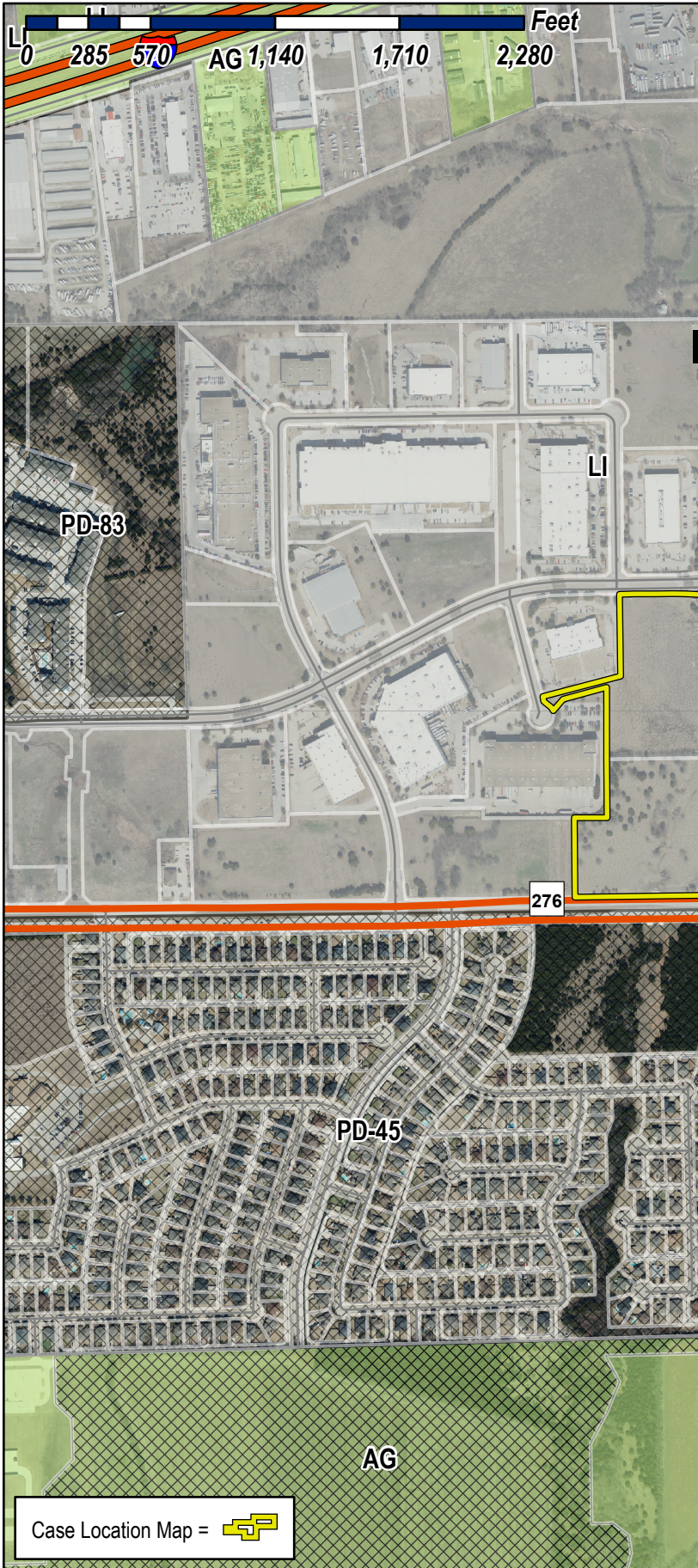
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-032: Lots 9-11, Block A, Rockwall Technology Park Addition

549

CORPORATE CROSSING

PD-83

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

549

SFE-4

PD-82

AG

AG

PD-64

Case Location Map = 



# City of Rockwall

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

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









OWNER DEDICATION:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-foot wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-foot wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-foot wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 7A, LOT 8A AND 8B, BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
  - The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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

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

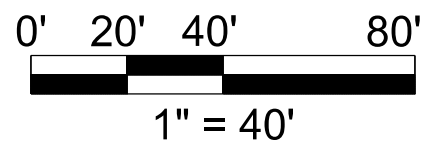
\_\_\_\_\_  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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



1" = 40'



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission      Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED:      MAY 22, 2022      DRAWN BY: JCH

**REPLAT**  
OF  
**LOT 7A & LOT 8A,  
BLOCK A  
ROCKWALL  
TECHNOLOGY PARK**  
BEING A REPLAT OF  
**LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK**  
**AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**  
J.M. ALLEN SURVEY,    ABSTRACT NUMBER 2





July 13, 2022

TO: Christophe Guignard  
KRISS USA, Inc.  
565 W. Lambert Road, Suite F  
Brea, CA 92821

COPY: Matt Wavering  
Rockwall EDC  
2610 Observation Trail, Suite 104  
Rockwall, TX 75032

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

SUBJECT: P2022-032; *Replat for Lots 9-11, Block A, Rockwall Technology Park Addition*

To Whom It May Concern:

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 July 5, 2022.

Planning and Zoning Commission

On June 28, 2022, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 7-0.

City Council

On July 5, 2022, the City Council approved a motion to approve the Replat with the conditions of approval by a vote of 6-0, with Kevin Fowler absent.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for 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) 772-6438.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AGamez', is written over a faint, larger blue signature graphic.

Angelica Gamez, Planning Coordinator