



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-036 P&Z DATE July 26, 2022 CC DATE August 1, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE N/A HPAB DATE N/A PARK BOARD DATE N/A

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.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSTIN, TEXAS 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

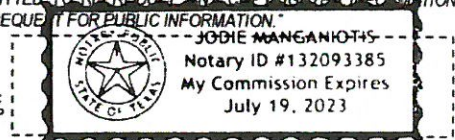
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 15th DAY OF July, 2022.

OWNER'S SIGNATURE

Justin T. Day, Manager, Platform Rockwall GP, LLC
(a Texas llc), General Partner Platform Rockwall, LP
(a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



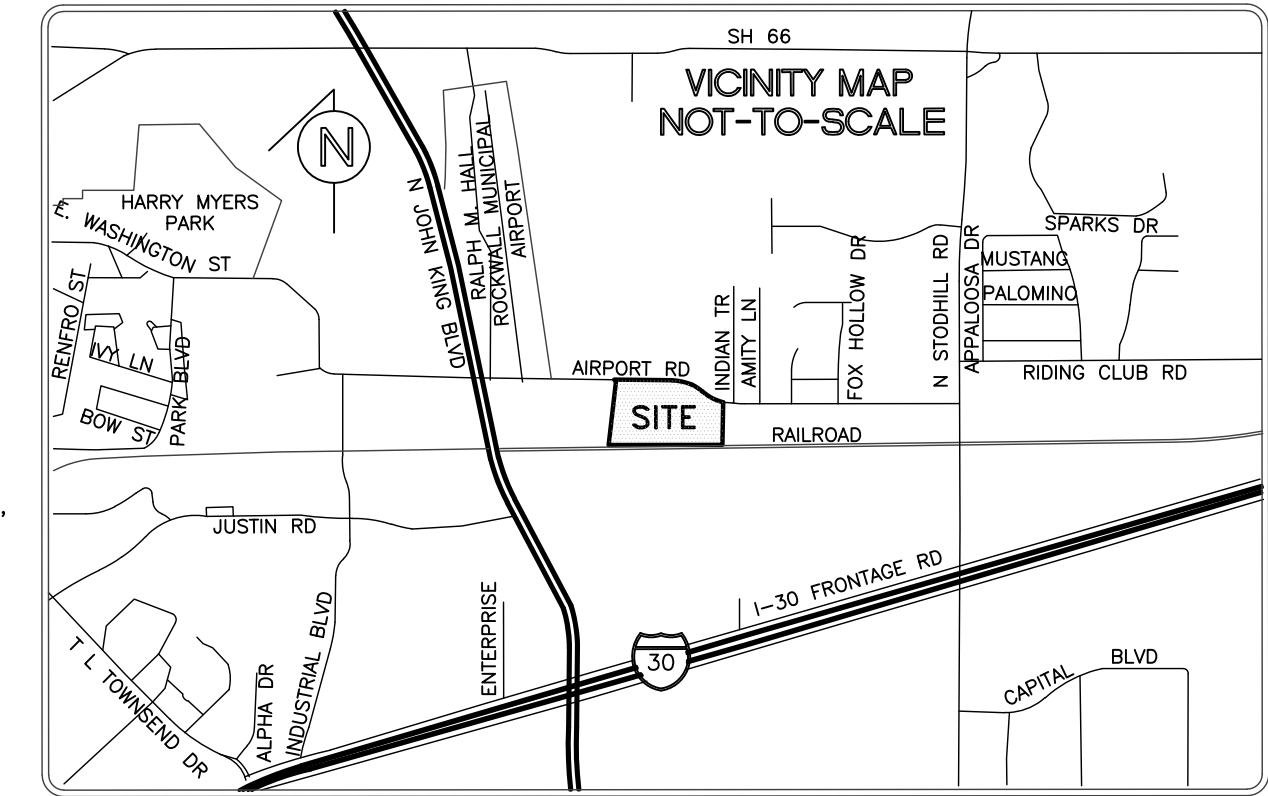
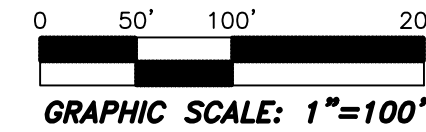
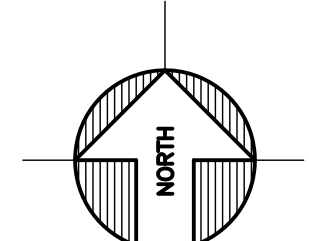
MY COMMISSION EXPIRES July 19, 2023

64.509 AC.
CITY OF ROCKWALL
VOL. 2822, PG. 297
D.R.R.C.T.

0.147 AC. - PARCEL 22
CITY OF ROCKWALL
INST#2010-00438262
VOL. 6208, PG. 13
O.P.R.R.C.T.

AIRPORT ROAD

(VARIABLE WIDTH RIGHT OF WAY)



N=7,026,017.9'
E=2,603,266.2'
ELEV=585.5'

R.O.W. DEDICATION
0.0541 AC. (2,357 SF)

N 88°59'20" E - 609.25'

N 46°38'43" W
26.26'

N 04°45'48" E - 671.76'

N=7,025,813.8'
E=2,604,415.4'
ELEV=585.8'

POINT OF BEGINNING

(0.816 AC.)
BLACKLAND WATER CORP
VOL. 77, PG. 424

S 00°41'39" E - 446.11'

(3.0 AC.)
GLORIA SALINAS GARRETT
VOL. 2021, PG. 730

PT. TRACT D-1
JACKIE RAY ATHEY
VOL. 4875, PG. 140
D.R.R.C.T.
TO
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL COUNTY,
INST#2021000008329
O.P.R.R.C.T.

LOT 1, BLOCK 1
9.2699 AC.
(403,797 S.F.)

LOT 2, BLOCK 1
7.5645 AC.
(329,510 S.F.)

(16.89 ACRES)
PLATFORM ROCKWALL, LP
DOC#20210000034703
O.P.R.R.C.T.

21.554 AC.
JAMES COLLIER PROPERTIES INC.
A TEXAS CORPORATION
INST#20200000017597
O.P.R.R.C.T.

ROCKWALL 549/I-30 PARTNERS, LP
VOL. 5285, PG. 14
D.R.R.C.T.

UNION PACIFIC RAILROAD RIGHT-OF-WAY

(100' RIGHT OF WAY)

15' BLACKLAND
WATER UTILITY EASEMENT
VOL. 1473, PG. 120

T.P.&L. CO. ELECTRIC EASEMENT
VOL. 48, PG. 146
FOR POLES, LINES & GUYS
NO WIDTH STATED

R.O.W. DEDICATION
0.0541 AC.
(2,357 SF)

1.08 AC.
RIGHT-OF-WAY DEDICATION
TO
CITY OF ROCKWALL
VOL. 4306, PG. 214
D.R.R.C.T.

LONE STAR GAS
COMPANY EASEMENT
VOL. 811, PG. 536,
VOL. 716, PG. 498,
& VOL. 89, PG. 225

20' SANITARY SEWER EASEMENT
VOL. 3994, PG. 286

20' WATER ESMT.

ACCESS ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' SANITARY SEWER ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' WATER ESMT.

DRAINAGE EASEMENT

DRAINAGE EASEMENT

593.08'

S 88°12'18" W - 1191.90'

598.82'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

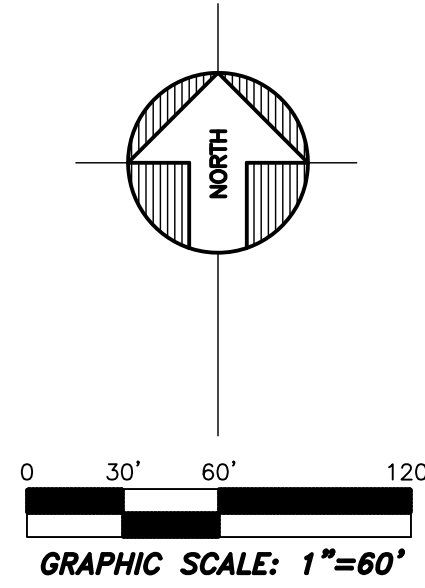
~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



LOT 1, BLOCK 1

LOT 2, BLOCK 1



BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700

OWNER
 PLATFORM ROCKWALL, LP
 A LIMITED PARTNER
 4131 SPICEWOOD SPRINGS ROAD, SUITE E4
 AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
 D. HARR SURVEY ABSTRACT NO. 102
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 2021000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND, MORE OR LESS.



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN PLATFORM ROCKWALL ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

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

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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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

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

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

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN T. DAY, 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 _____, 2022.

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, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2022.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSTIN, TEXAS 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

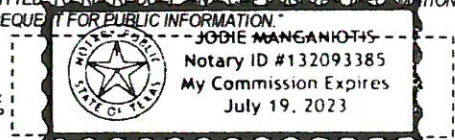
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 15th DAY OF July, 2022.

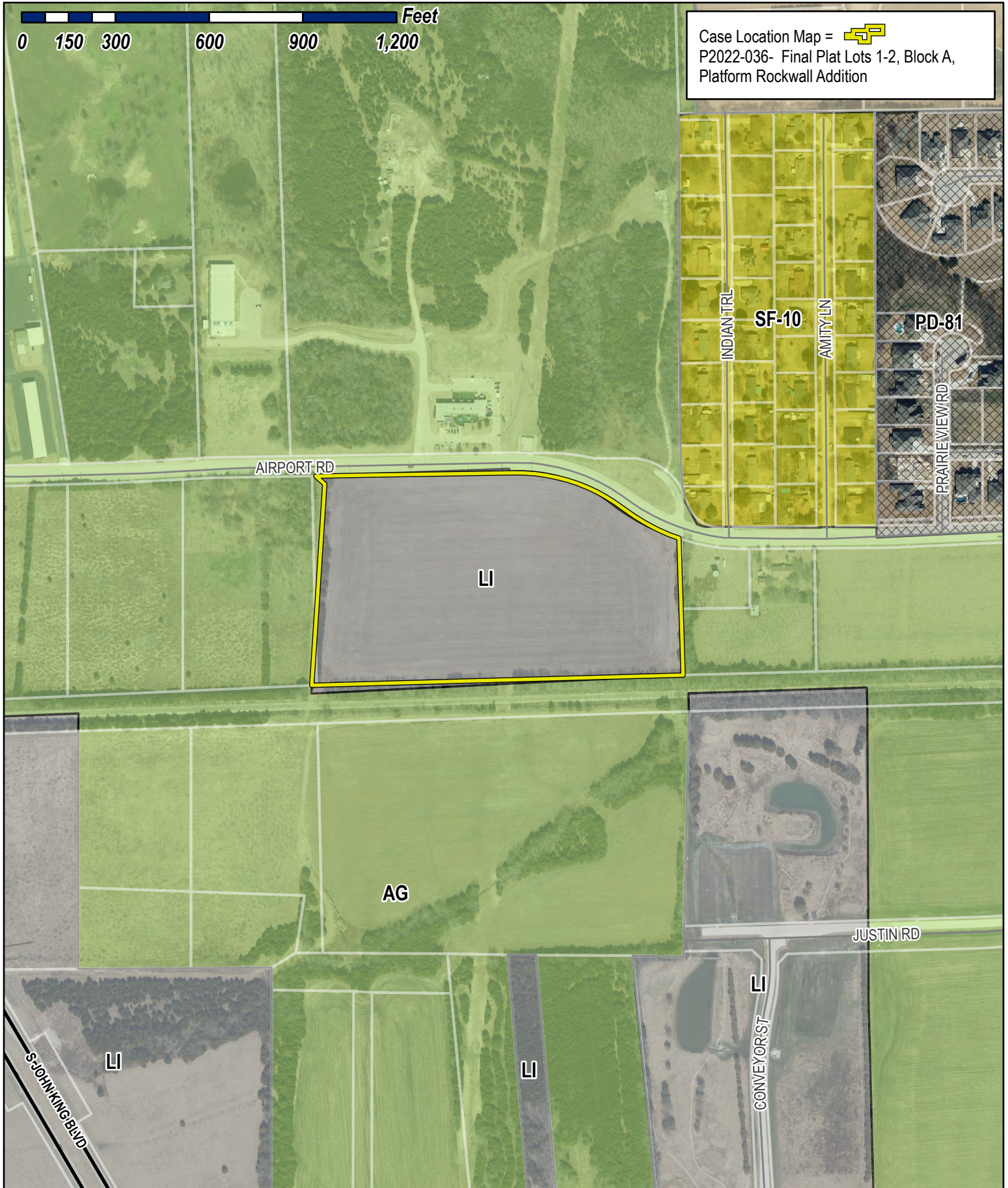
OWNER'S SIGNATURE

Justin T. Day, Manager, Platform Rockwall GP, LLC
(a Texas llc), General Partner Platform Rockwall, LP
(a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 19, 2023



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.

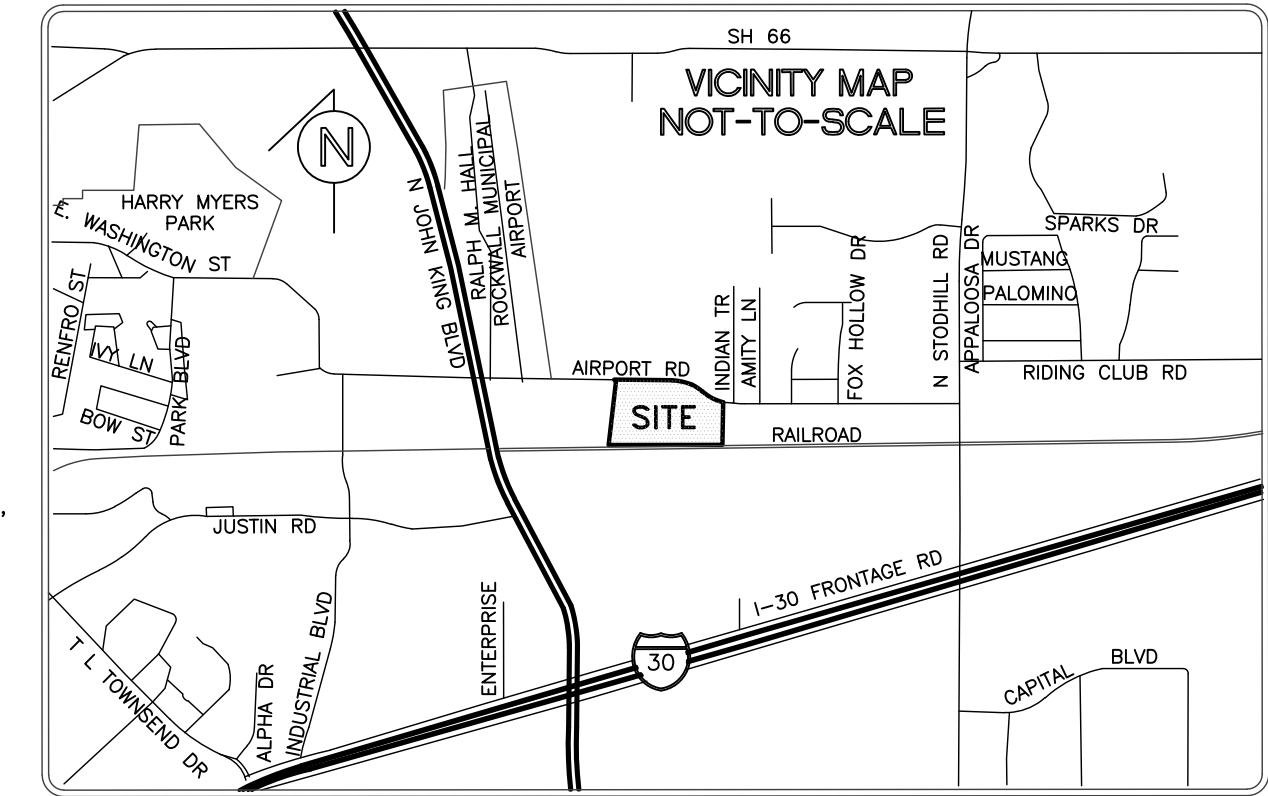
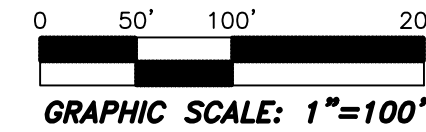
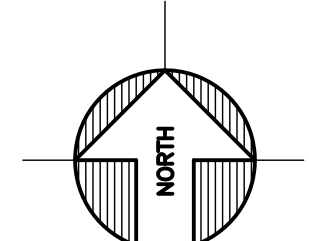


64.509 AC.
CITY OF ROCKWALL
VOL. 2822, PG. 297
D.R.R.C.T.

0.147 AC. - PARCEL 22
CITY OF ROCKWALL
INST#2010-00438262
VOL. 6208, PG. 13
O.P.R.R.C.T.

AIRPORT ROAD

(VARIABLE WIDTH RIGHT OF WAY)



$N=7,026,017.9'$
 $E=2,603,266.2'$
 $ELEV=585.5'$

R.O.W. DEDICATION
0.0541 AC. (2,357 SF)

$N 88^{\circ}59'20'' E - 609.25'$

$N 46^{\circ}38'43'' W - 26.26'$
24.12'

$N 04^{\circ}45'48'' E - 671.76'$

$N=7,025,813.8'$
 $E=2,604,415.4'$
 $ELEV=585.8'$

POINT OF BEGINNING

$S 00^{\circ}41'39'' E - 446.11'$
443.54'

LOT 1, BLOCK 1
9.2699 AC.
(403,797 S.F.)

LOT 2, BLOCK 1
7.5645 AC.
(329,510 S.F.)

PT. TRACT D-1
JACKIE RAY ATHEY
VOL. 4875, PG. 140
D.R.R.C.T.
TO
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL COUNTY,
INST#2021000008329
O.P.R.R.C.T.

T.P.&L. CO. ELECTRIC EASEMENT
VOL. 48, PG. 146
FOR POLES, LINES & GUYS
NO WIDTH STATED

15' BLACKLAND
WATER UTILITY EASEMENT
VOL. 1473, PG. 120

1.08 AC.
RIGHT-OF-WAY DEDICATION
TO
CITY OF ROCKWALL
VOL. 4306, PG. 214
D.R.R.C.T.

R.O.W. DEDICATION
0.0541 AC.
(2,357 SF)

20' WATER ESMT.

ACCESS ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' SANITARY SEWER EASEMENT
VOL. 3994, PG. 286

20' SANITARY SEWER ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' WATER ESMT.

DRAINAGE EASEMENT

DRAINAGE EASEMENT

593.08'

598.82'

$S 88^{\circ}12'18'' W - 1191.90'$

UNION PACIFIC RAILROAD RIGHT-OF-WAY

(100' RIGHT OF WAY)

21.554 AC.
JAMES COLLIER PROPERTIES INC.
A TEXAS CORPORATION
INST#2020000017597
O.P.R.R.C.T.

ROCKWALL 549/I-30 PARTNERS, LP
VOL. 5285, PG. 14
D.R.R.C.T.

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'

LEGEND

OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

ALL CORNERS ARE 5/8" IRON ROD SET
WITH YELLOW PLASTIC CAP STAMPED
"RPLS 1890" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS PLAT IS TO
CREATE A NEW ADDITION WITH 2 LOTS
AND DEDICATE EASEMENTS.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

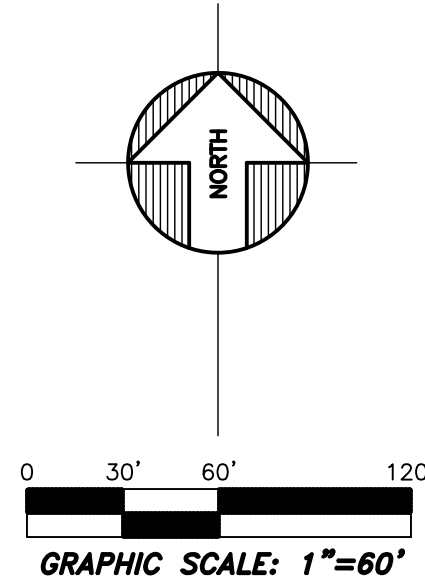
~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



LOT 1, BLOCK 1

LOT 2, BLOCK 1

OWNER

PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

**FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION**

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 2021000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND, MORE OR LESS.



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN PLATFORM ROCKWALL ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

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

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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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

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

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

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN T. DAY, 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 _____, 2022.

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, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2022.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-____



CITY OF ROCKWALL
PLANNING AND ZONING MEMORANDUM

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

TO: Planning and Zoning Commission
DATE: July 26, 2022
APPLICANT: Patrick Hogan, P.E.; Kimley-Horn
CASE NUMBER: P2022-036; *Final Plat for Lots 1 and 2, Block A, Platform Rockwall Addition*

SUMMARY

Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 16.89-acre tract of land (*i.e. Tract 4 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating two (2) parcels of land (*i.e. Lots 1 and 2, Block A, Platform Rockwall Addition*) to combine two (2) lots and establish the fire lanes and utility easements necessary to construct a *Multi-Tenant Warehouse/Distribution Center*.
- On March 16, 1998, the City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27 [Case No. Z2021-018]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a Site Plan for the construction of a *Multi-Tenant Warehouse/Distribution Center*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses recommend approval of the Final Plat, staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSTIN, TEXAS 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

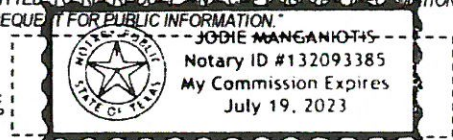
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 15th DAY OF July, 2022.

OWNER'S SIGNATURE

Justin T. Day, Manager, Platform Rockwall GP, LLC
(a Texas llc), General Partner Platform Rockwall, LP
(a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 19, 2023

PROJECT COMMENTS



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

DATE: 7/22/2022

PROJECT NUMBER: P2022-036
PROJECT NAME: Final Plat Lots 1-2, Block A, Platform Rockwall Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: P2022-036; Final Plat of Lot 1 and Lot 2, Block A, Platform Rockwall Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road.

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

M.3 For reference, include the case number (P2022-036) in the lower right-hand corner of all pages on future submittals.

M.4 Change the title block to the following:

Final Plat
Platform Rockwall Addition
Lots 1 & 2, Block A
2 lots
Being 16.889-acre or 733,307 SF
Situated within the D. Harr Survey, Abstract No. 102
City of Rockwall, Rockwall County, Texas

I.5 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

M.6 Indicate all existing and proposed corner clips and any subsequent dedication. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.7 Label the building lines where adjacent to the street. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.8 Label the fire-lane as Fire Lane, Public Access, and Utility Easement. (Subsection 10.05, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.9 Indicate the locations of all existing and proposed utilities. Include the size and type of each. (Subsection 10.04, Chapter 38, Subdivisions, of the Municipal Code of Ordinances).

M.10 Label the street centerline for Airport Road. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances).

M.11 Remove #7 from the Owner's Certificate and move it to Sheet 1 as a note. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

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

M.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

I.14 Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on July 26, 2022
- (2) City Council meeting will be held on August 1, 2022.

I.15 Although this item will be on the Consent Agenda, it is required to have representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Needs Review

- 07/22/2022: - Need to include the fire lane, access and utility easements.
 - A letter of approval from the gas company is required to construct in their easement and have another easement over theirs.
 - Call out 100-year water surface elevation of the detention pond and the minimum finished floor elevation based on the detention pond.
 - Line weights missing in legend.
 - Need to label what type of easement these are on page 2.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/18/2022	Needs Review

07/18/2022: All fire lanes shall be added to the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

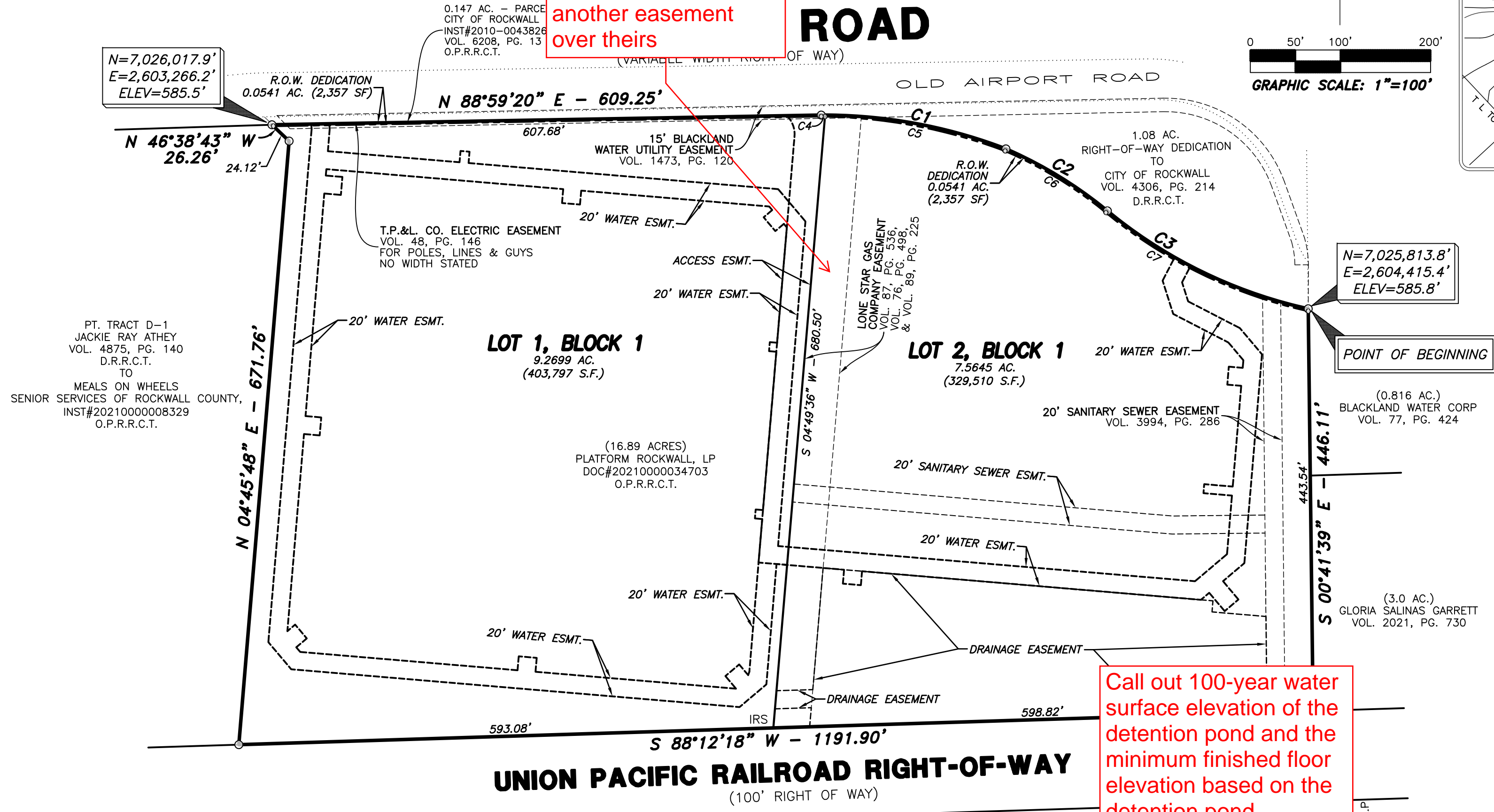
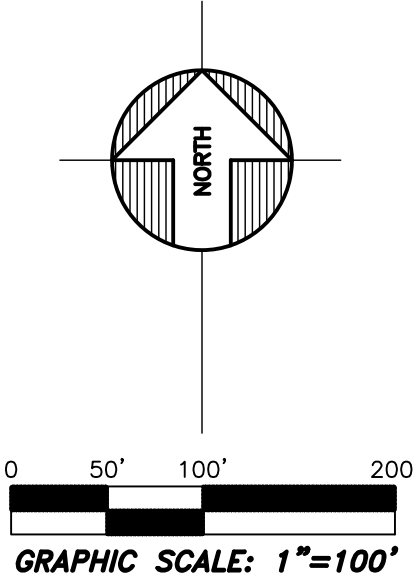
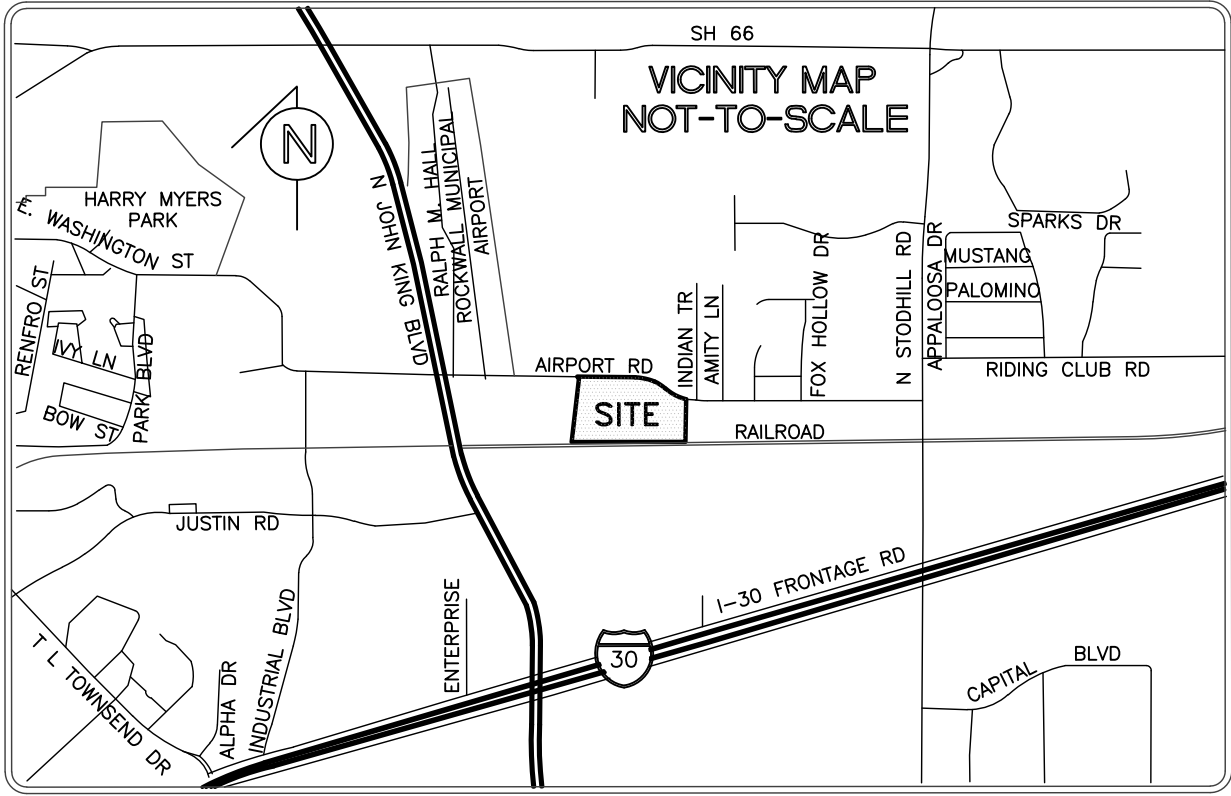
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved w/ Comments

07/18/2022: No comments

- Need to include the fire lane, access and utility easements.

A letter of approval from the gas company is required to construct in their easement and have another easement over theirs



Line weights missing in legend.

LEGEND

OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

ALL CORNERS ARE 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW ADDITION WITH 2 LOTS AND DEDICATE EASEMENTS.

Call out 100-year water surface elevation of the detention pond and the minimum finished floor elevation based on the detention pond.

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'



BLUE SKY SURVEYING & MAPPING, CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700

OWNER
 PLATFORM ROCKWALL, LP
 A LIMITED PARTNER
 4131 SPICEWOOD SPRINGS ROAD, SUITE E4
 AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
 BEING A 16.889-ACRE PARCEL
 D. HARR SURVEY ABSTRACT NO. 102
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

Need to label what type of easement these are

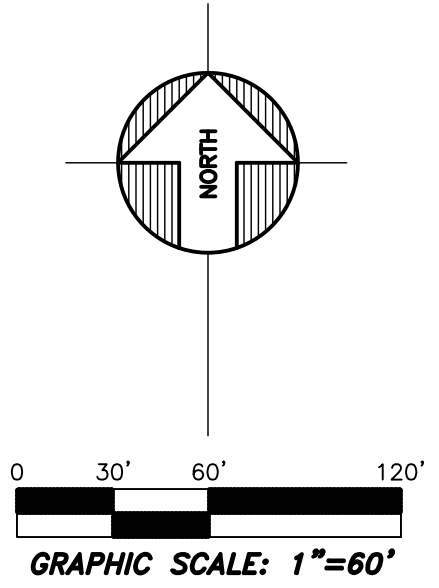
~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

LOT 1, BLOCK 1

LOT 2, BLOCK 1

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

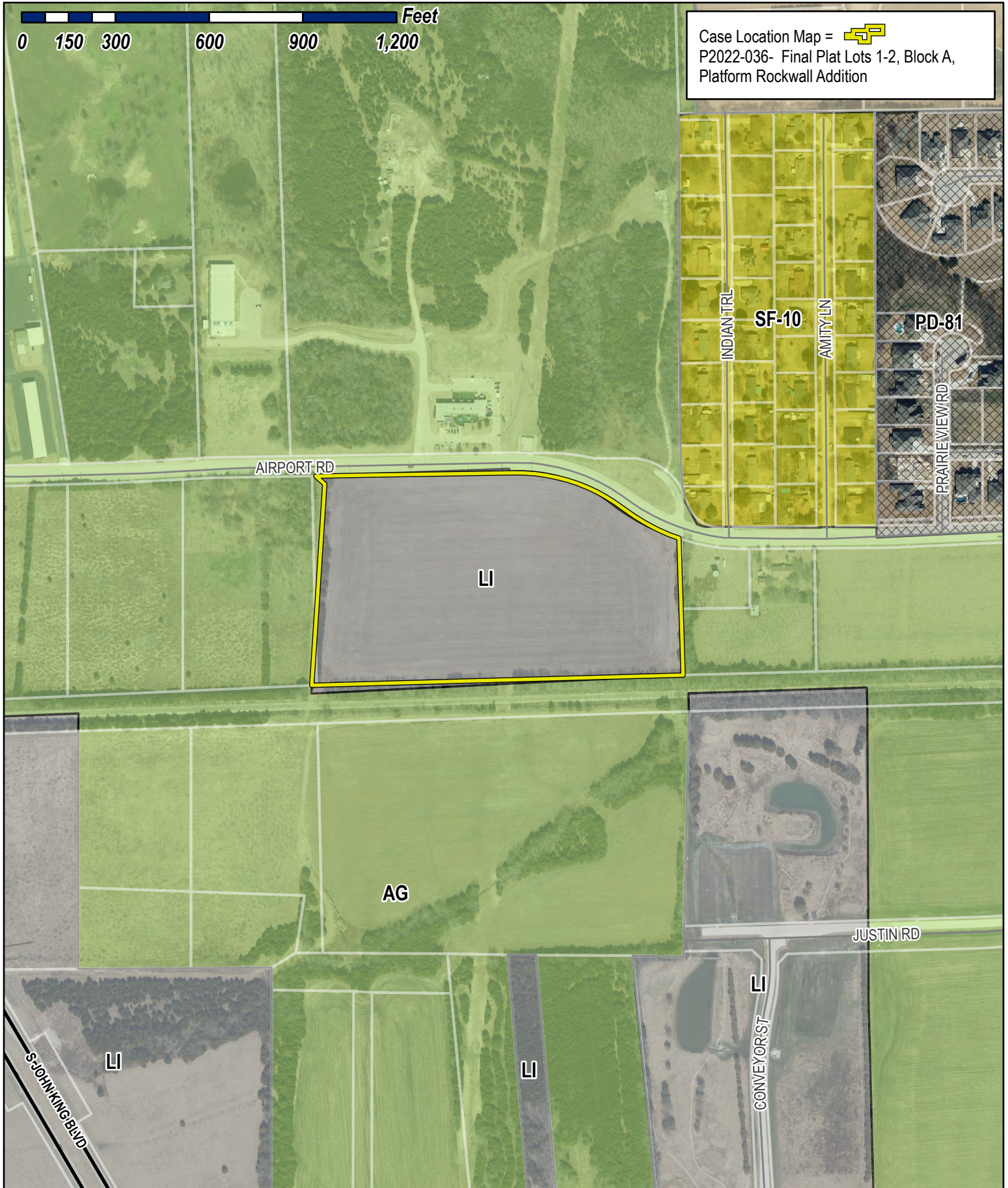
~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



BLUE SKY SURVEYING & MAPPING, CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700

OWNER
 PLATFORM ROCKWALL, LP
 A LIMITED PARTNER
 4131 SPICEWOOD SPRINGS ROAD, SUITE E4
 AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
 BEING A 16.889-ACRE PARCEL
 D. HARR SURVEY ABSTRACT NO. 102
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



City of Rockwall

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

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

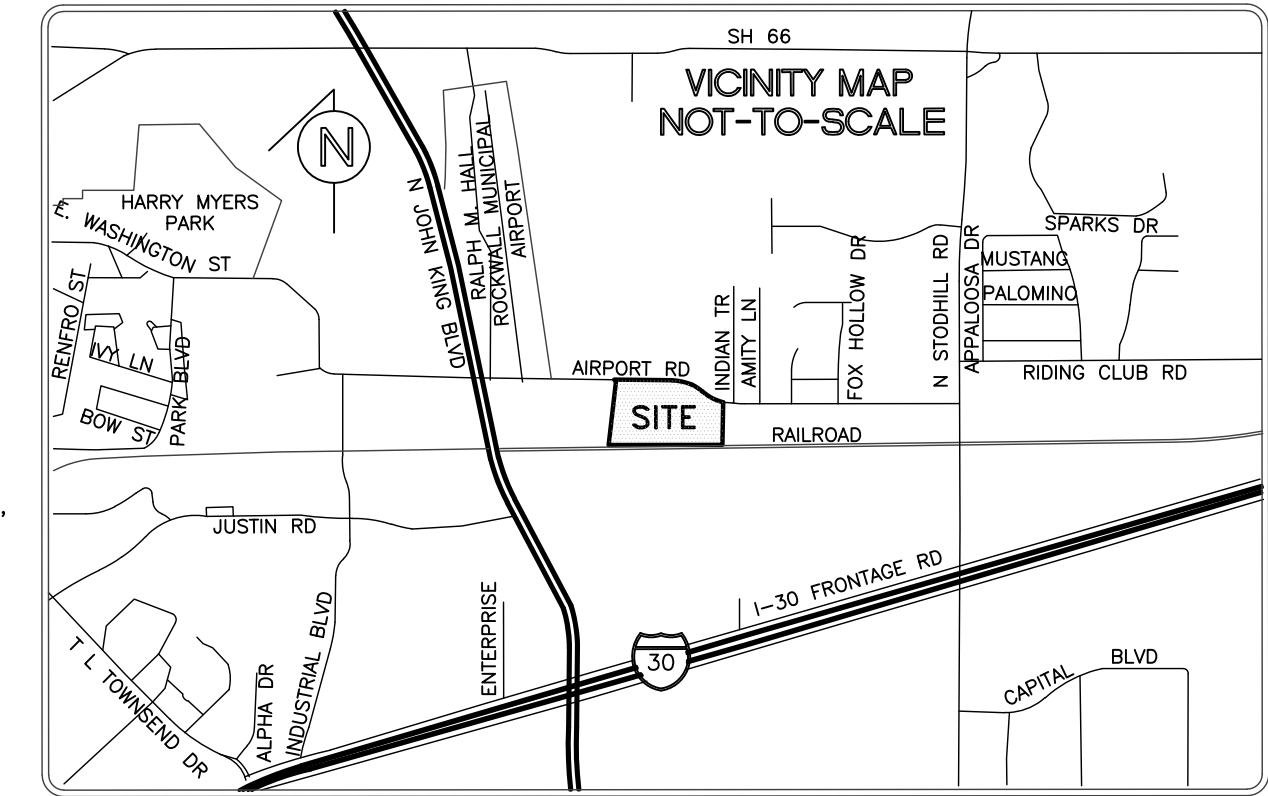
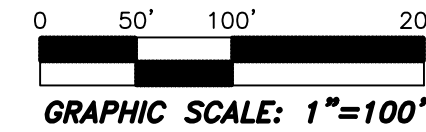
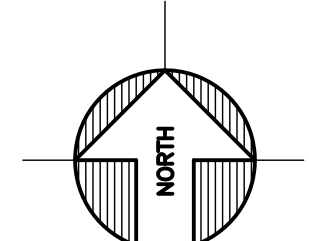


64.509 AC.
CITY OF ROCKWALL
VOL. 2822, PG. 297
D.R.R.C.T.

0.147 AC. - PARCEL 22
CITY OF ROCKWALL
INST#2010-00438262
VOL. 6208, PG. 13
O.P.R.R.C.T.

AIRPORT ROAD

(VARIABLE WIDTH RIGHT OF WAY)



$N=7,026,017.9'$
 $E=2,603,266.2'$
 $ELEV=585.5'$

R.O.W. DEDICATION
0.0541 AC. (2,357 SF)

$N 88^{\circ}59'20'' E - 609.25'$

$N 46^{\circ}38'43'' W - 26.26'$
24.12'

$N 04^{\circ}45'48'' E - 671.76'$

$N=7,025,813.8'$
 $E=2,604,415.4'$
 $ELEV=585.8'$

POINT OF BEGINNING

$S 00^{\circ}41'39'' E - 446.11'$
443.54'

LOT 1, BLOCK 1
9.2699 AC.
(403,797 S.F.)

LOT 2, BLOCK 1
7.5645 AC.
(329,510 S.F.)

PT. TRACT D-1
JACKIE RAY ATHEY
VOL. 4875, PG. 140
D.R.R.C.T.
TO
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL COUNTY,
INST#2021000008329
O.P.R.R.C.T.

T.P.&L. CO. ELECTRIC EASEMENT
VOL. 48, PG. 146
FOR POLES, LINES & GUYS
NO WIDTH STATED

15' BLACKLAND
WATER UTILITY EASEMENT
VOL. 1473, PG. 120

R.O.W. DEDICATION
0.0541 AC.
(2,357 SF)

1.08 AC.
RIGHT-OF-WAY DEDICATION
TO
CITY OF ROCKWALL
VOL. 4306, PG. 214
D.R.R.C.T.

LONE STAR GAS
COMPANY EASEMENT
VOL. 811, PG. 536,
VOL. 716, PG. 498,
& VOL. 89, PG. 225

(0.816 AC.)
BLACKLAND WATER CORP
VOL. 77, PG. 424

(16.89 ACRES)
PLATFORM ROCKWALL, LP
DOC#20210000034703
O.P.R.R.C.T.

20' SANITARY SEWER EASEMENT
VOL. 3994, PG. 286

(3.0 AC.)
GLORIA SALINAS GARRETT
VOL. 2021, PG. 730

20' WATER ESMT.

20' WATER ESMT.

20' SANITARY SEWER ESMT.

20' WATER ESMT.

20' WATER ESMT.

DRAINAGE EASEMENT

DRAINAGE EASEMENT

593.08'

598.82'

$S 88^{\circ}12'18'' W - 1191.90'$

UNION PACIFIC RAILROAD RIGHT-OF-WAY

(100' RIGHT OF WAY)

21.554 AC.
JAMES COLLIER PROPERTIES INC.
A TEXAS CORPORATION
INST#2020000017597
O.P.R.R.C.T.

ROCKWALL 549/I-30 PARTNERS, LP
VOL. 5285, PG. 14
D.R.R.C.T.

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

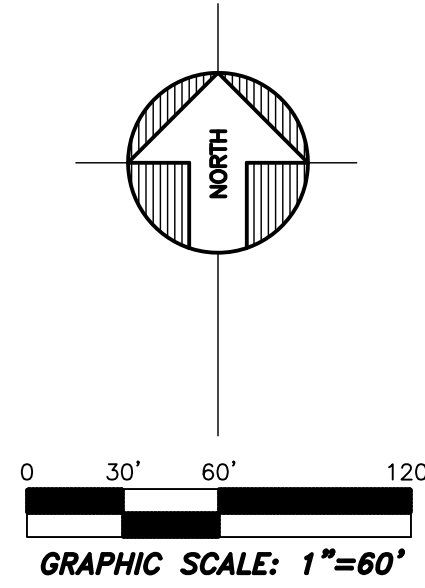
~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



LOT 1, BLOCK 1

LOT 2, BLOCK 1

OWNER

PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

**FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION**

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 2021000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND, MORE OR LESS.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER

PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL ADDITION**, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **PLATFORM ROCKWALL ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

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

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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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

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

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

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUSTIN T. DAY**, 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 _____, 2022.

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, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2022.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION**

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: August 1, 2022
APPLICANT: Patrick Hogan, P.E.; Kimley-Horn
CASE NUMBER: P2022-036; *Final Plat for Lots 1 and 2, Block A, Platform Rockwall Addition*

SUMMARY

Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 16.89-acre tract of land (*i.e. Tract 4 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating two (2) parcels of land (*i.e. Lots 1 and 2, Block A, Platform Rockwall Addition*) to combine two (2) lots and establish the fire lanes and utility easements necessary to construct a *Multi-Tenant Warehouse/Distribution Center*.
- On March 16, 1998, the City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27 [Case No. Z2021-018]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a Site Plan for the construction of a *Multi-Tenant Warehouse/Distribution Center*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On July 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with a vote of 6-0, with Commissioner Thomas absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSTIN, TEXAS 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

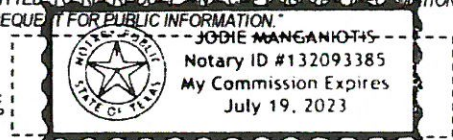
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 15th DAY OF July, 2022.

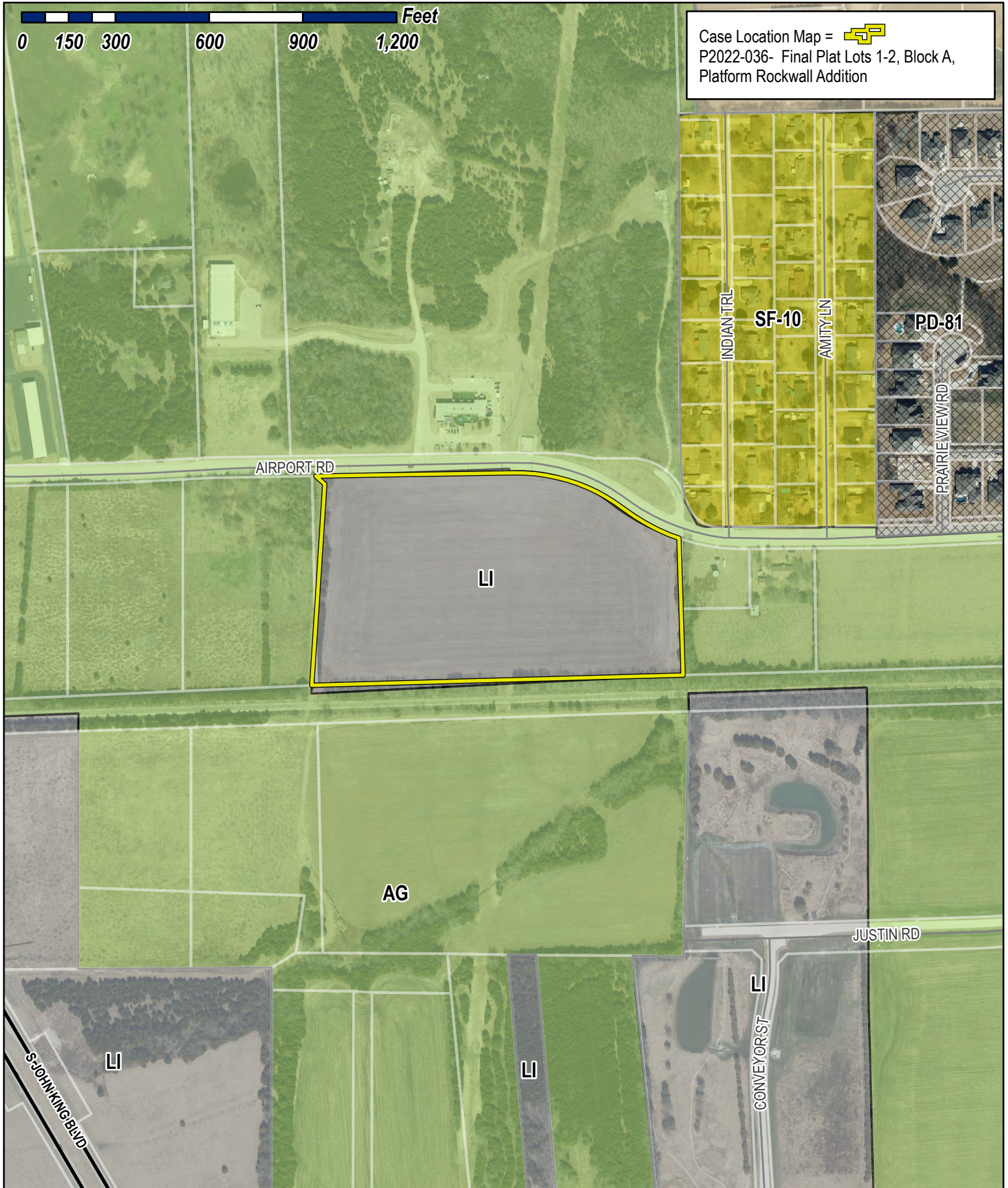
OWNER'S SIGNATURE

Justin T. Day, Manager, Platform Rockwall GP, LLC
(a Texas llc), General Partner Platform Rockwall, LP
(a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 19, 2023



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.

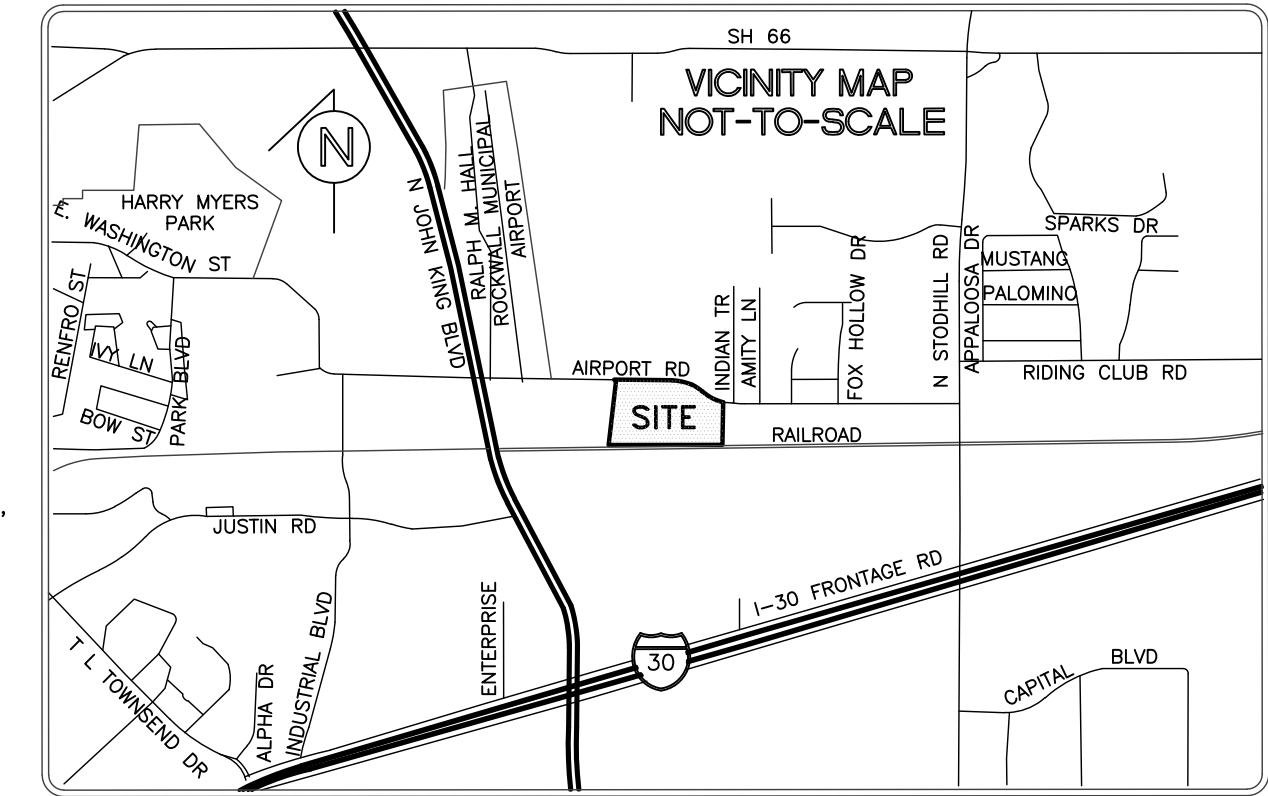
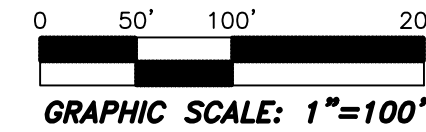
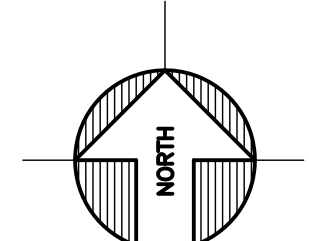


64.509 AC.
CITY OF ROCKWALL
VOL. 2822, PG. 297
D.R.R.C.T.

0.147 AC. - PARCEL 22
CITY OF ROCKWALL
INST#2010-00438262
VOL. 6208, PG. 13
O.P.R.R.C.T.

AIRPORT ROAD

(VARIABLE WIDTH RIGHT OF WAY)



$N=7,026,017.9'$
 $E=2,603,266.2'$
 $ELEV=585.5'$

R.O.W. DEDICATION
0.0541 AC. (2,357 SF)

$N 88^{\circ}59'20'' E - 609.25'$

$N 46^{\circ}38'43'' W - 26.26'$
24.12'

$N 04^{\circ}45'48'' E - 671.76'$

$N=7,025,813.8'$
 $E=2,604,415.4'$
 $ELEV=585.8'$

POINT OF BEGINNING

(0.816 AC.)
BLACKLAND WATER CORP
VOL. 77, PG. 424

$S 00^{\circ}41'39'' E - 446.11'$
443.54'

(3.0 AC.)
GLORIA SALINAS GARRETT
VOL. 2021, PG. 730

LOT 1, BLOCK 1
9.2699 AC.
(403,797 S.F.)

LOT 2, BLOCK 1
7.5645 AC.
(329,510 S.F.)

(16.89 ACRES)
PLATFORM ROCKWALL, LP
DOC#20210000034703
O.P.R.R.C.T.

21.554 AC.
JAMES COLLIER PROPERTIES INC.
A TEXAS CORPORATION
INST#20200000017597
O.P.R.R.C.T.

ROCKWALL 549/I-30 PARTNERS, LP
VOL. 5285, PG. 14
D.R.R.C.T.

PT. TRACT D-1
JACKIE RAY ATHEY
VOL. 4875, PG. 140
D.R.R.C.T.
TO
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL COUNTY,
INST#2021000008329
O.P.R.R.C.T.

T.P.&L. CO. ELECTRIC EASEMENT
VOL. 48, PG. 146
FOR POLES, LINES & GUYS
NO WIDTH STATED

15' BLACKLAND
WATER UTILITY EASEMENT
VOL. 1473, PG. 120

R.O.W. DEDICATION
0.0541 AC.
(2,357 SF)

1.08 AC.
RIGHT-OF-WAY DEDICATION
TO
CITY OF ROCKWALL
VOL. 4306, PG. 214
D.R.R.C.T.

LONE STAR GAS
COMPANY EASEMENT
VOL. 811, PG. 536,
VOL. 716, PG. 498,
& VOL. 89, PG. 225

20' SANITARY SEWER EASEMENT
VOL. 3994, PG. 286

20' SANITARY SEWER ESMT.

20' WATER ESMT.

20' WATER ESMT.

20' WATER ESMT.

DRAINAGE EASEMENT

598.82'

$S 88^{\circ}12'18'' W - 1191.90'$

UNION PACIFIC RAILROAD RIGHT-OF-WAY

(100' RIGHT OF WAY)

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION
BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

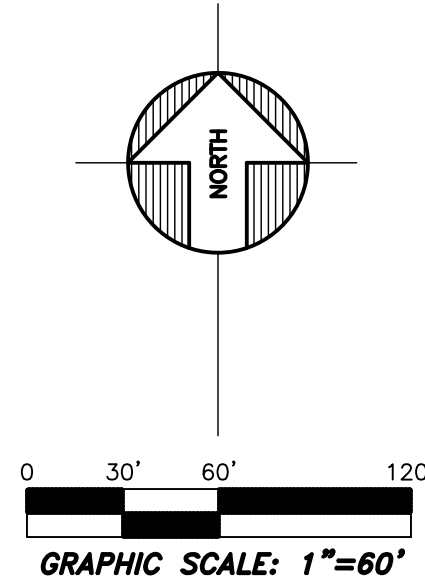
~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



LOT 1, BLOCK 1

LOT 2, BLOCK 1



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 2021000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND, MORE OR LESS.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL ADDITION**, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **PLATFORM ROCKWALL ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

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

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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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

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

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

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUSTIN T. DAY**, 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 _____, 2022.

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, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2022.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION**

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____



August 8, 2022

TO: Patrick Hogan, P.E.
Kimley-Horn
13455 Noel Road Two Galleria Office Tower
Suite 700
Dallas TX, 75240

COPY: Justin Day
Platform Rockwall, LP
4131 Spicewood Springs Road
Suite E4
Austin, TX 78759

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

SUBJECT: P2022-036; *Final Plat* for Lots 1 & 2, Block A, Platform Rockwall 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 August 1, 2022.

Planning and Zoning Commission

On July 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Thomas absent.

City Council

On August 1, 2022, the City Council approved a motion to approve the *Final Plat* with a vote of 6-0 with Council Member Macalik absent.

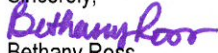
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- 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 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 within a 180-days of the approval date. Failure to adhere to 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) 772-6488.

Sincerely,


Bethany Ross
Planner