



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-022 P&Z DATE June 14, 2022 CC DATE June 20, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

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

Site Plan Application

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

Platting Application

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

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

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

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 **Discovery Blvd**

SUBDIVISION **Rockwall Technology Park Ph 2**

LOT **1**

BLOCK **B**

GENERAL LOCATION **SE corner of Corporate Crossing and Discovery Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant**

PROPOSED ZONING **LI with SUP for Retail**

PROPOSED USE **Warehouse/Distribution/Food Process/Retail**

ACREAGE **10.6+-**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **Rockwall Economic Development**

APPLICANT **db constructors**

CONTACT PERSON **Matt Wavering**

CONTACT PERSON **Cameron Ehn, PE**

ADDRESS **2610 Observation Trl, Suite 104**

ADDRESS **2400 Great Southwest Pkwy**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Fort Worth, TX 76106**

PHONE **972-772-0025**

PHONE **817-626-7300**

E-MAIL **mwavering@rockwalledc.com**

E-MAIL **cameron@dbconstructors.com**

NOTARY VERIFICATION [REQUIRED]

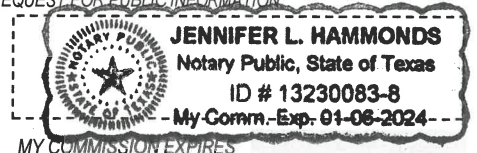
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Matt Wavering** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **359.74** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **May**, 20**22**. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16** DAY OF **May**, 20**22**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

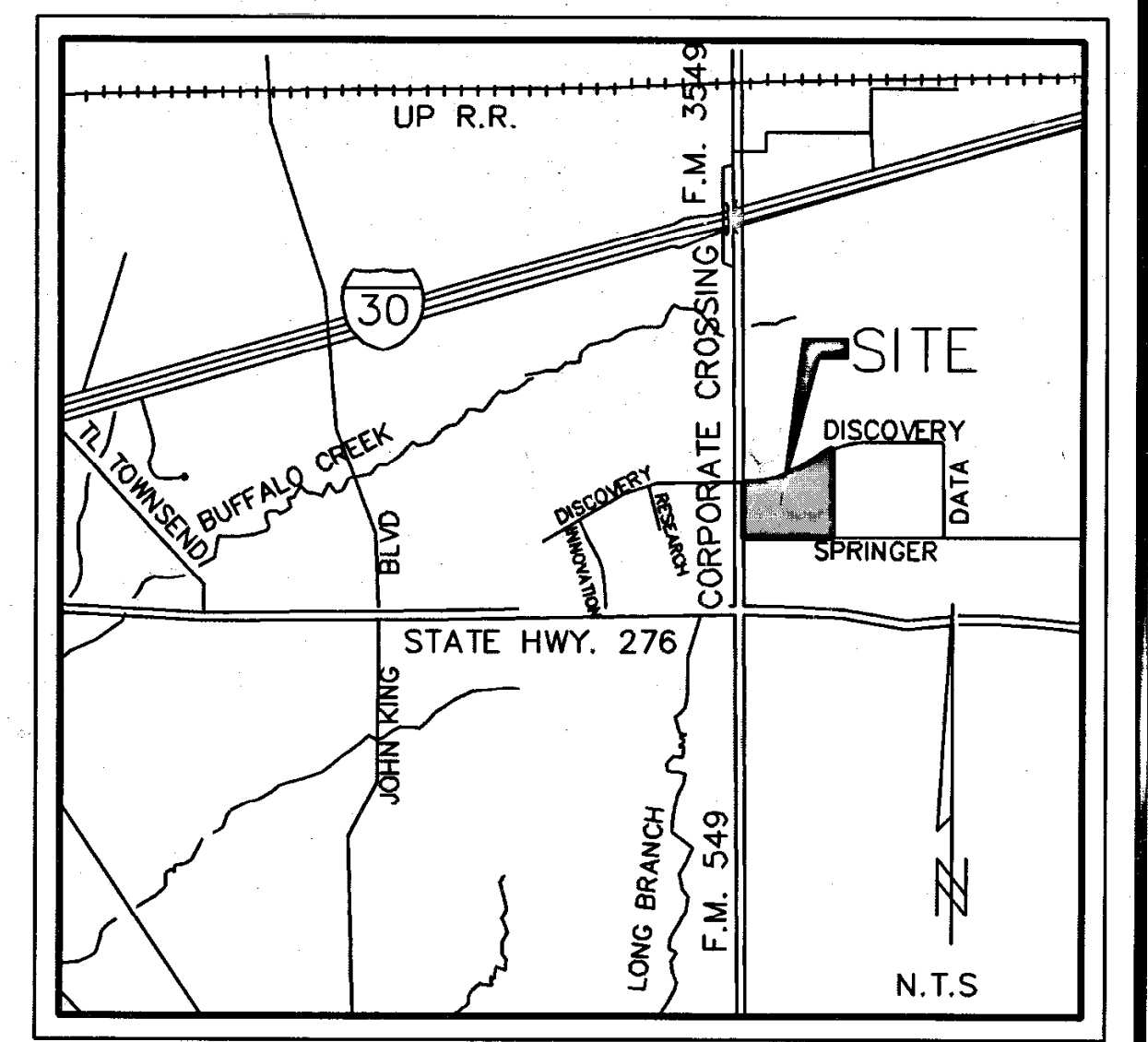
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is written over a light blue horizontal line.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

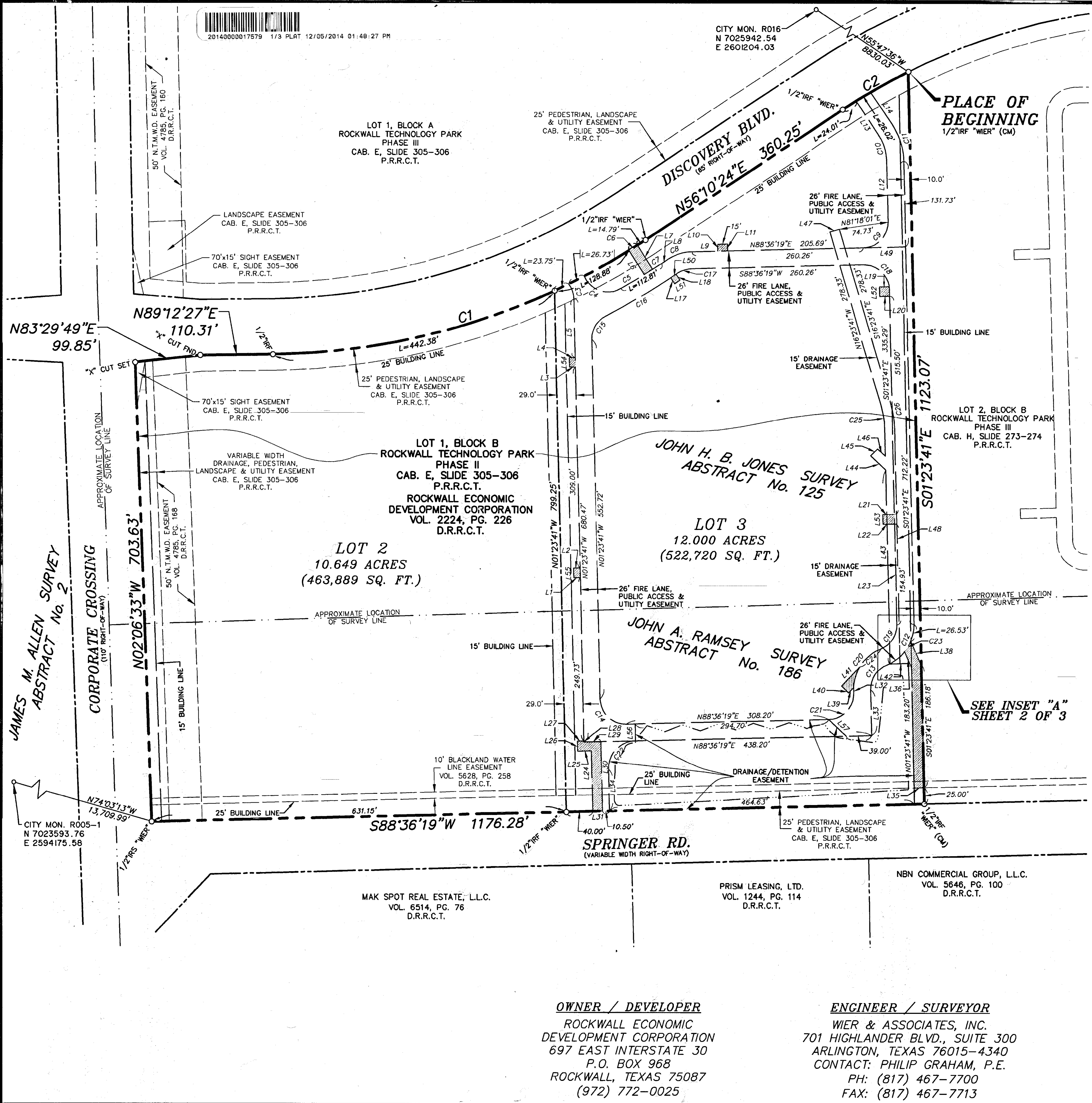


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

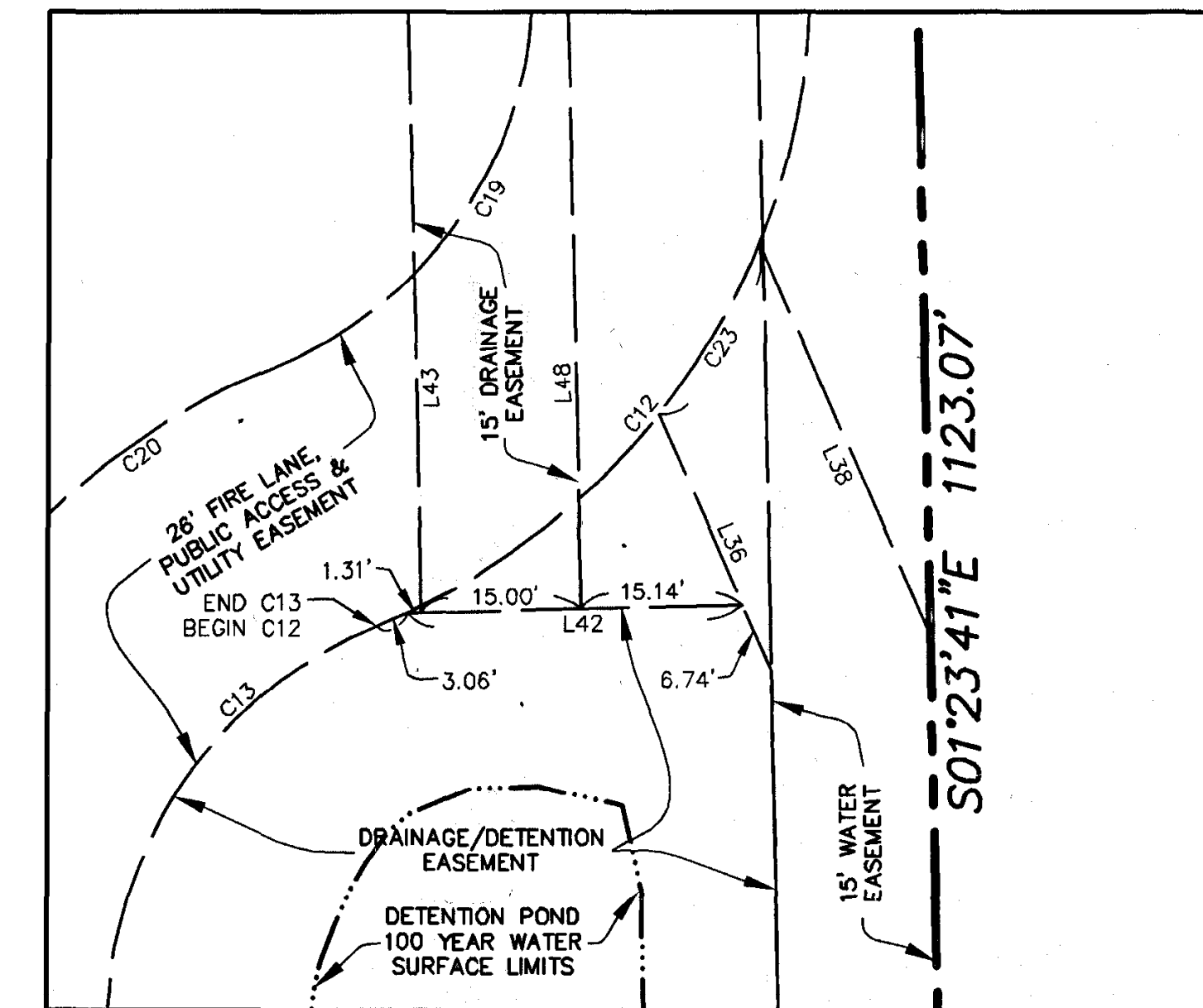
NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
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FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01'23"41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88'36"19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02'06"33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83'29"49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89'12"27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33'02"02", AND A CHORD BEARING OF N 72'41"26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56'10"24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6'55"33", AND A CHORD BEARING OF N 59'38"11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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.

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

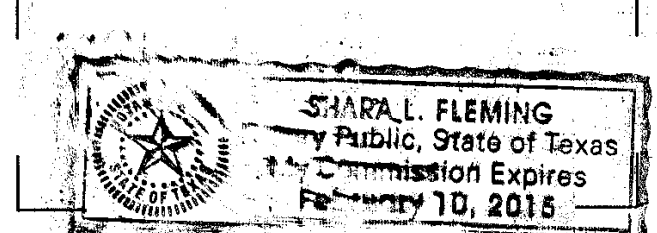
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

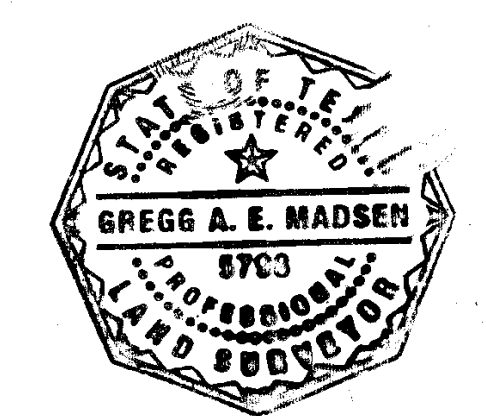
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen 11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 11/11/2014
PLANNING AND ZONING COMMISSION, CHAIRMAN DATE

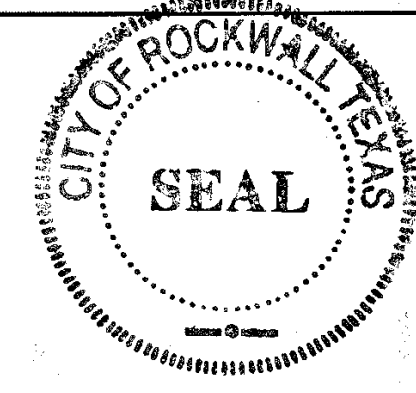
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 17th DAY OF November, 2014.

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 4th DAY OF December, 2014.

Paul Sweet Mayor, City of Rockwall
Kristy Helberg City Secretary
Ann Williams City Engineer



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

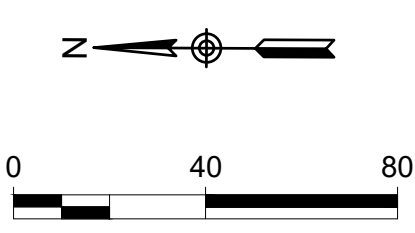
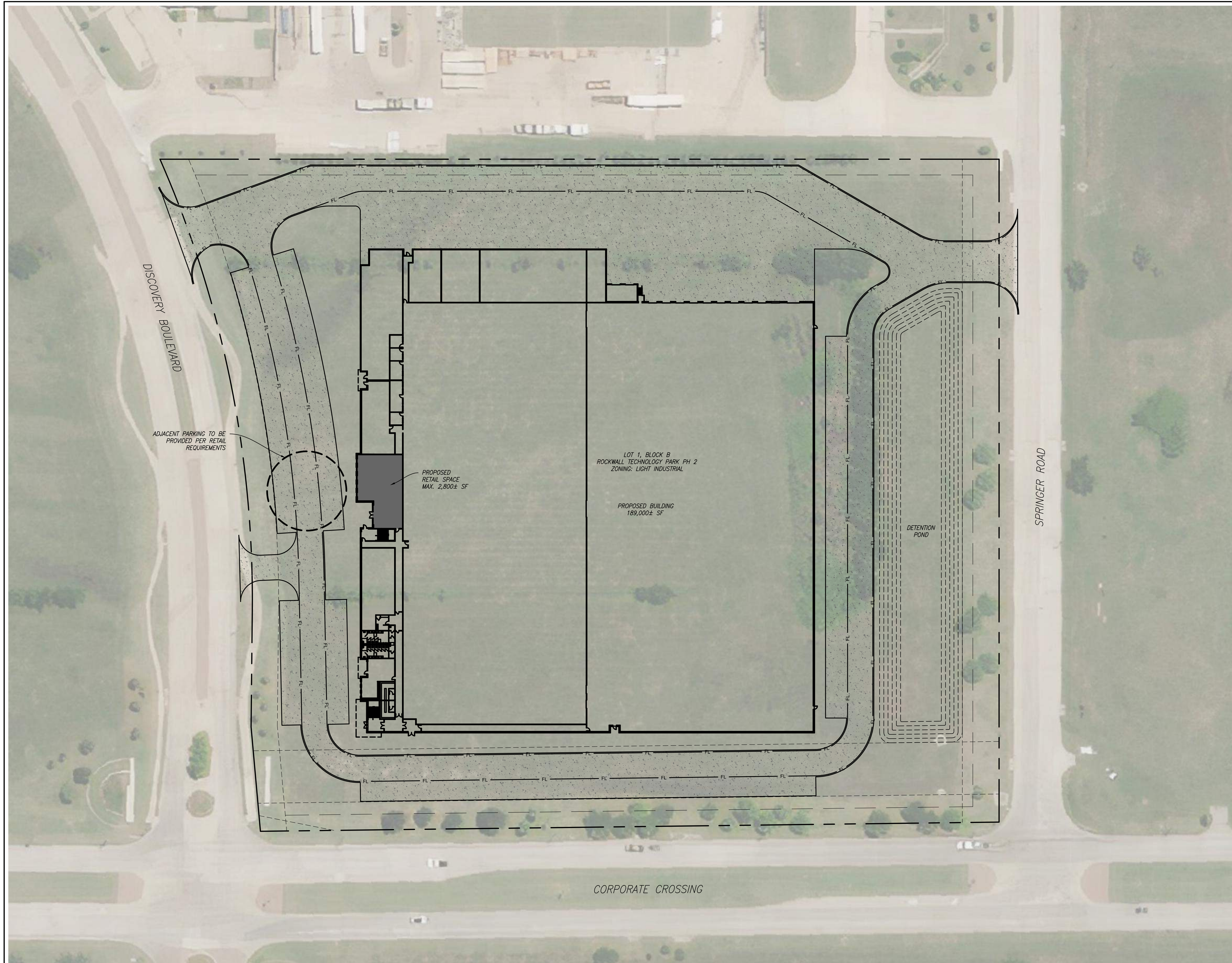
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

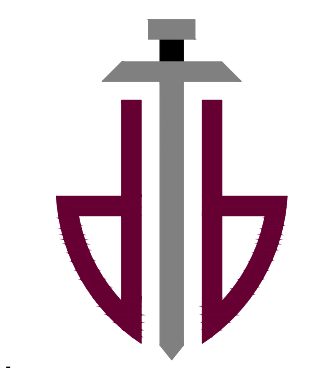
Sheri



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 5/17/2022
 DATE



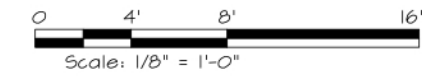
db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022



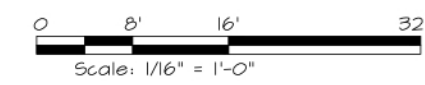
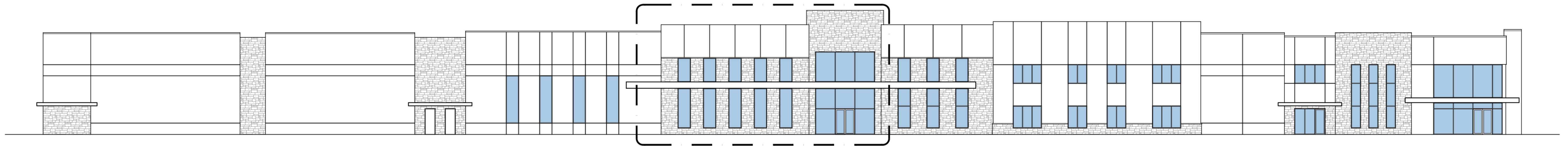
All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE



4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

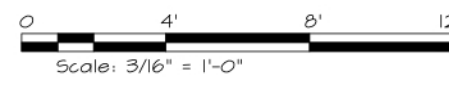
SCALE: 1/8" = 1'-0"



3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

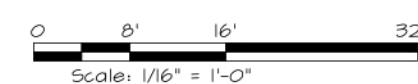
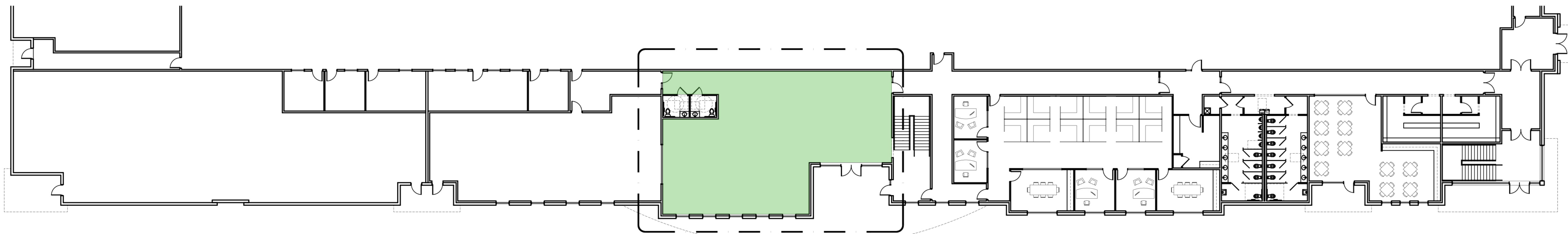
SCALE: 1/16" = 1'-0"

MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE



2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



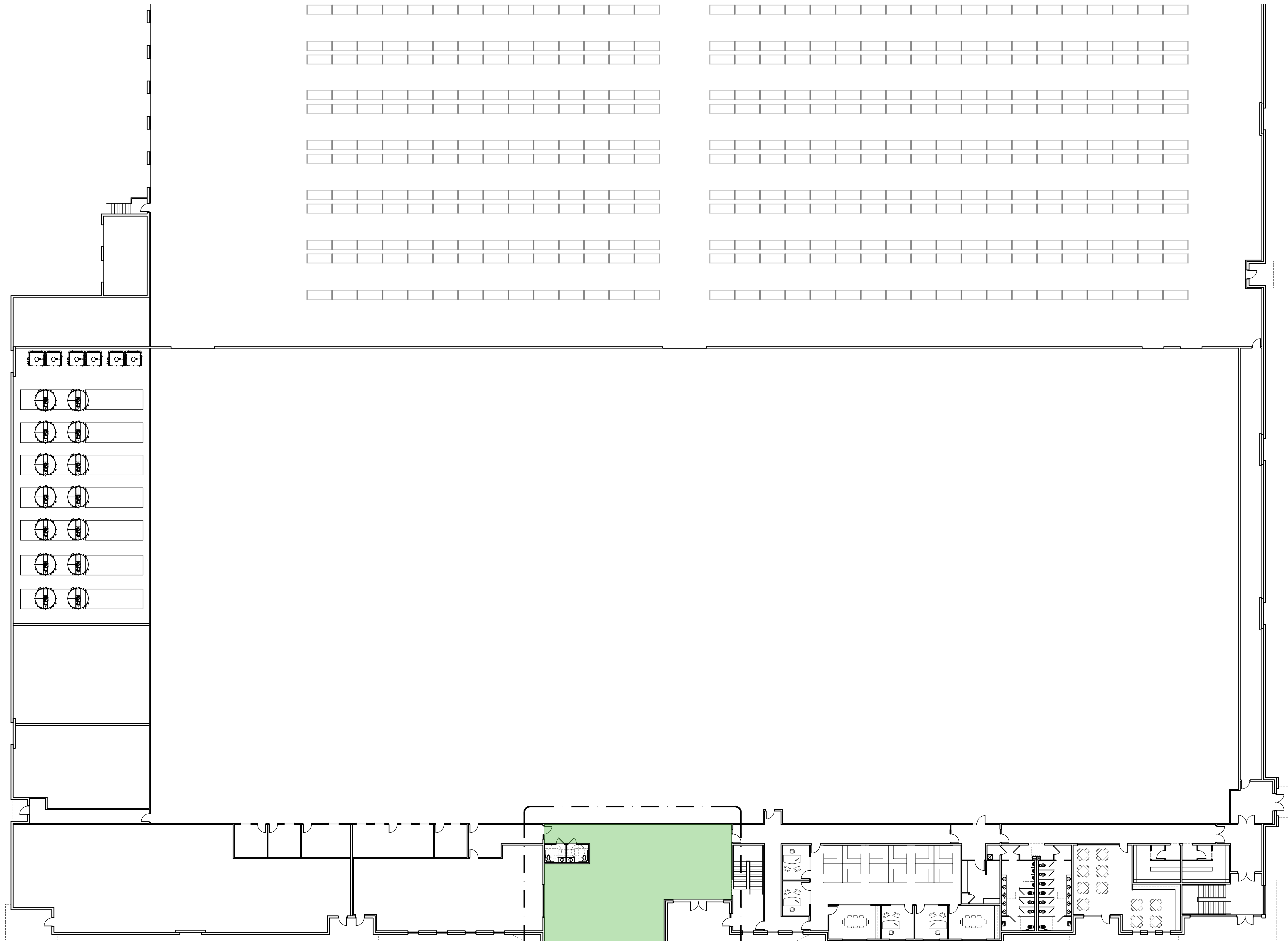
1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/8" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/8" = 1'-0"



CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



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 **Discovery Blvd**

SUBDIVISION **Rockwall Technology Park Ph 2**

LOT **1** BLOCK **B**

GENERAL LOCATION **SE corner of Corporate Crossing and Discovery Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant**

PROPOSED ZONING **LI with SUP for Retail**

PROPOSED USE **Warehouse/Distribution/Food Process/Retail**

ACREAGE **10.6+-**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **Rockwall Economic Development**

APPLICANT **db constructors**

CONTACT PERSON **Matt Wavering**

CONTACT PERSON **Cameron Ehn, PE**

ADDRESS **2610 Observation Trl, Suite 104**

ADDRESS **2400 Great Southwest Pkwy**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Fort Worth, TX 76106**

PHONE **972-772-0025**

PHONE **817-626-7300**

E-MAIL **mwavering@rockwalledc.com**

E-MAIL **cameron@dbconstructors.com**

NOTARY VERIFICATION [REQUIRED]

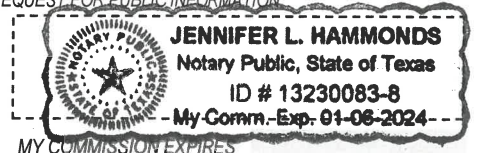
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Matt Wavering** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

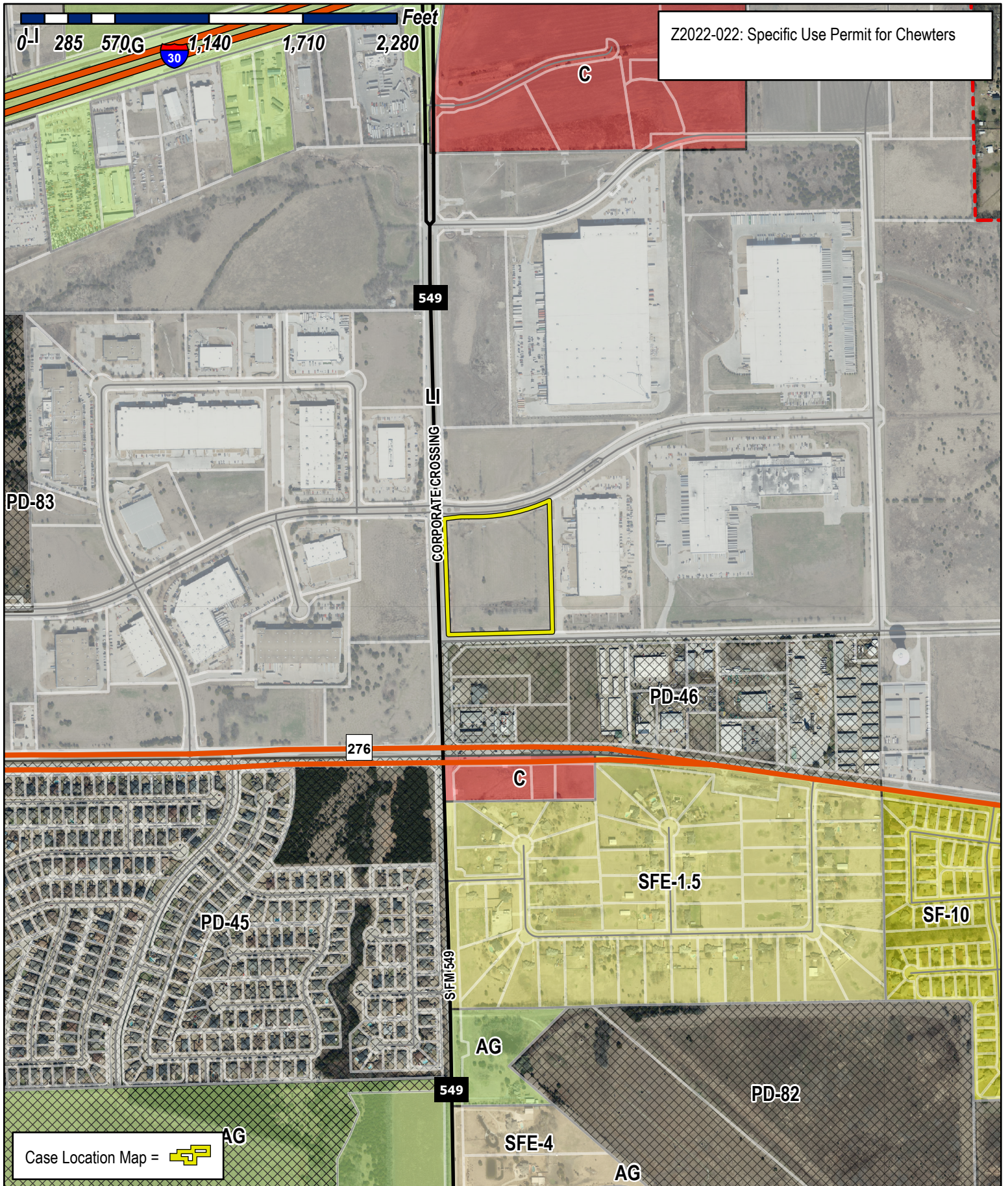
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **359.74** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **May**, 20**22**. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16** DAY OF **May**, 20**22**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-022: Specific Use Permit for Chewters

PD-83

549

CORPORATE CROSSING

PD-46

276

C

SFE-1.5

SF-10

PD-45

SFM 549

AG

549

PD-82

Case Location Map =



AG

SFE-4

AG



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.

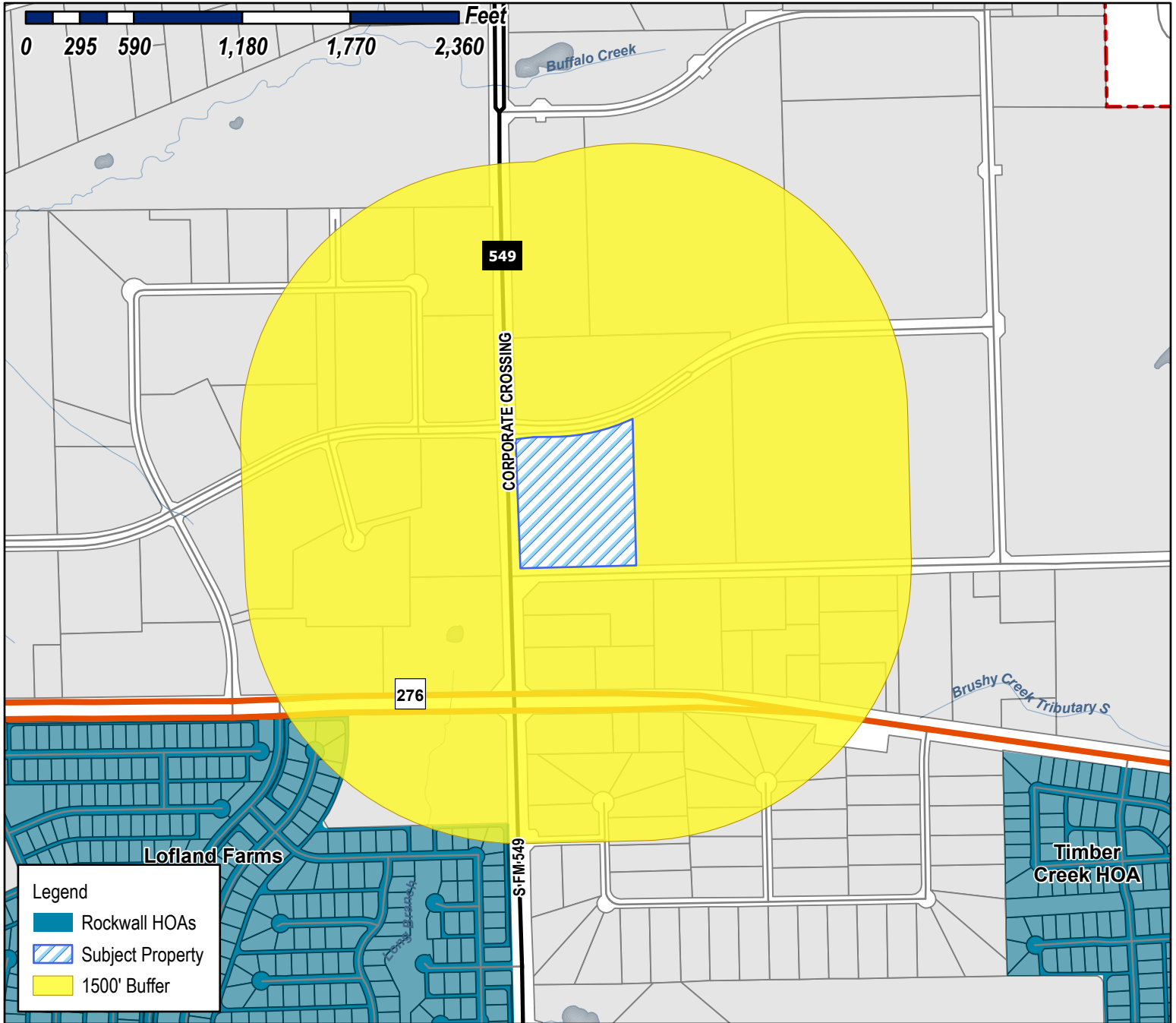




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745



EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

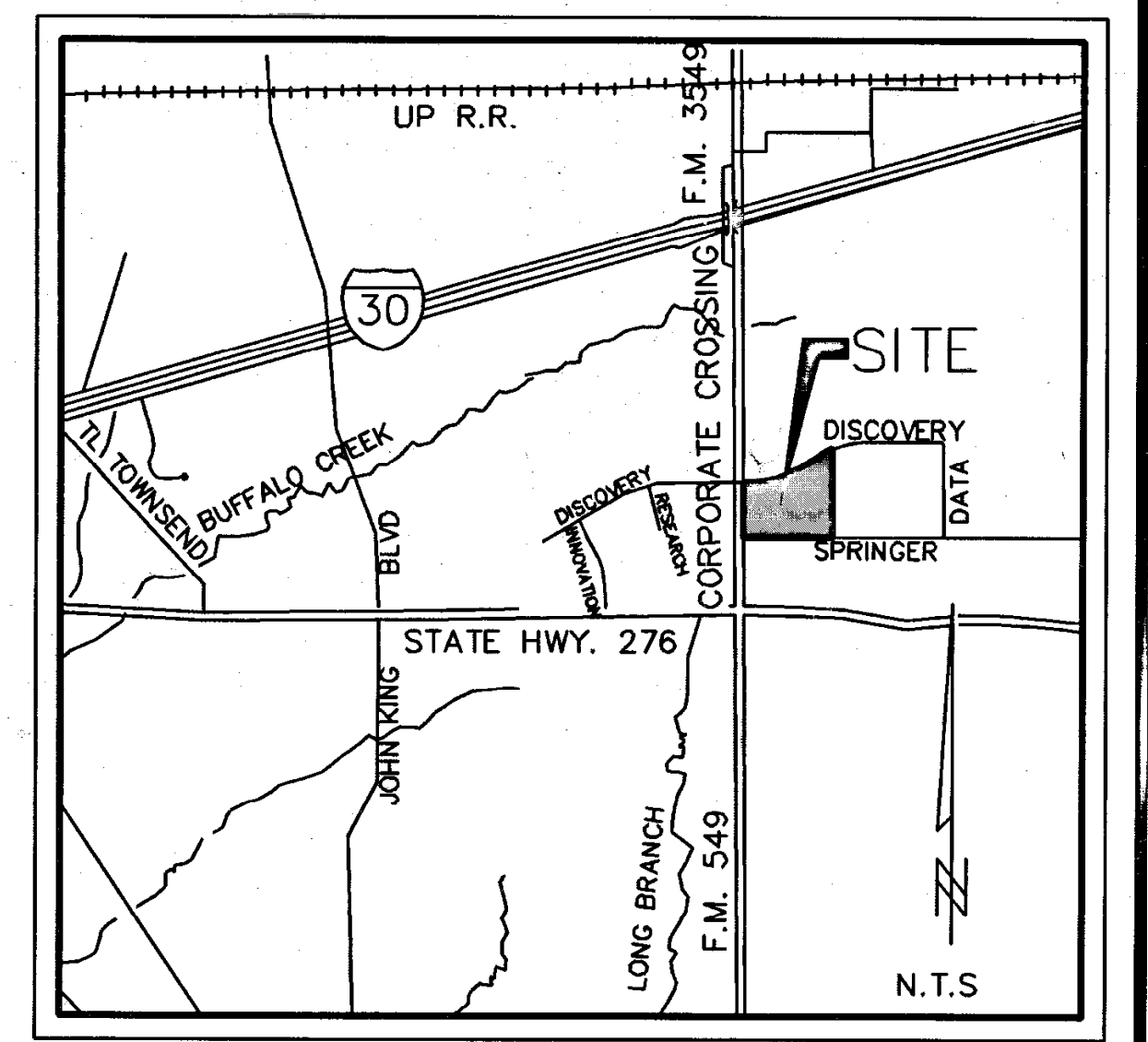
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is written over a light blue horizontal line.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

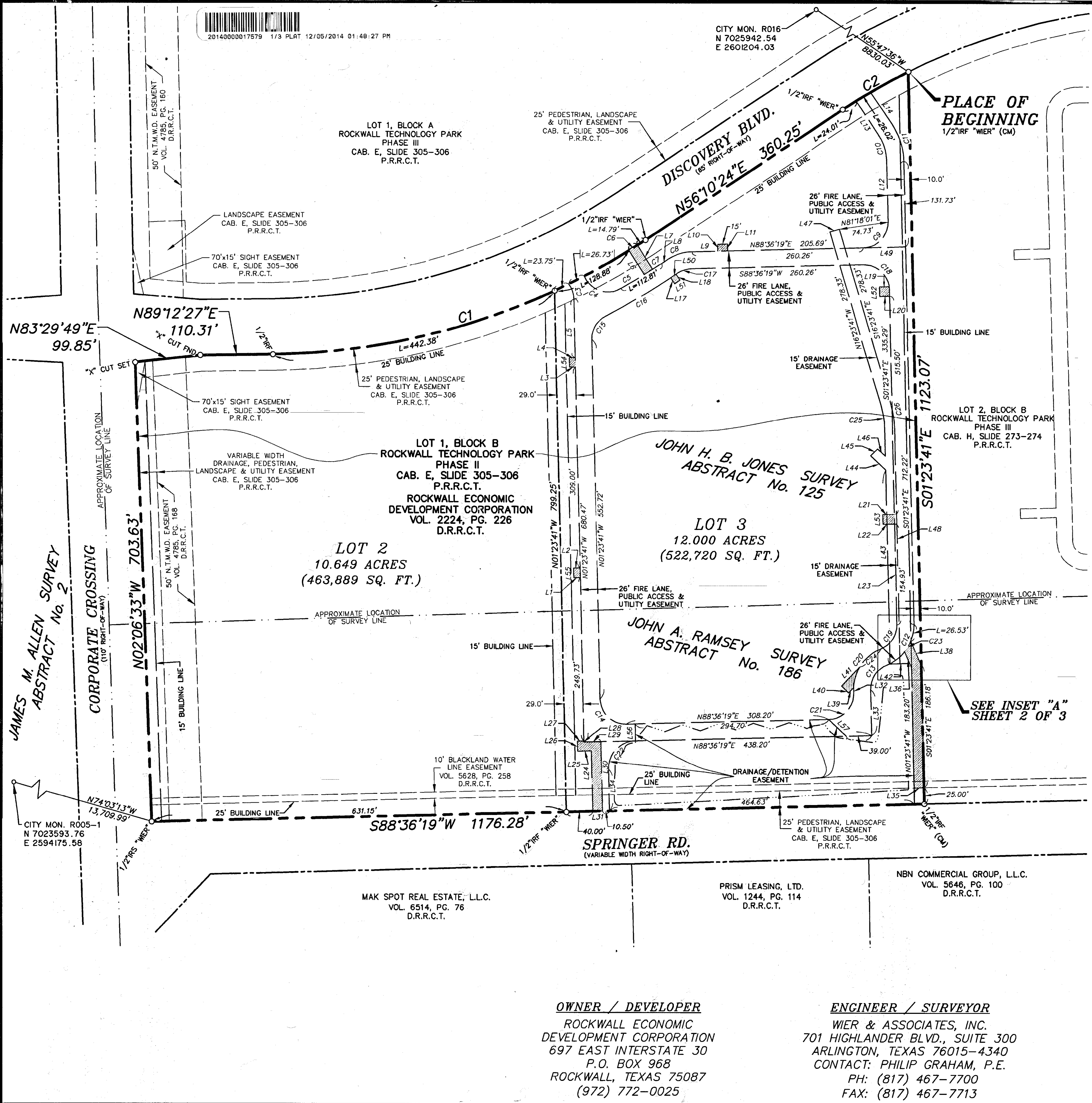


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

JAMES M. ALLEN SURVEY
ABSTRACT No. 2

CORPORATE CROSSING
(110' RIGHT-OF-WAY)

JOHN A. RAMSEY SURVEY
ABSTRACT No. 186

JOHN H. B. JONES SURVEY
ABSTRACT No. 125

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SLIDE 305-306
P.R.R.C.T.
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 2
10.649 ACRES
(463,889 SQ. FT.)

LOT 3
12.000 ACRES
(522,720 SQ. FT.)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

LANDSCAPE EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

VARIABLE WIDTH
DRAINAGE, PEDESTRIAN,
LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

10' BLACKLAND WATER
LINE EASEMENT
VOL. 5628, PG. 258
D.R.R.C.T.

DRAINAGE/DETENTION
EASEMENT

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

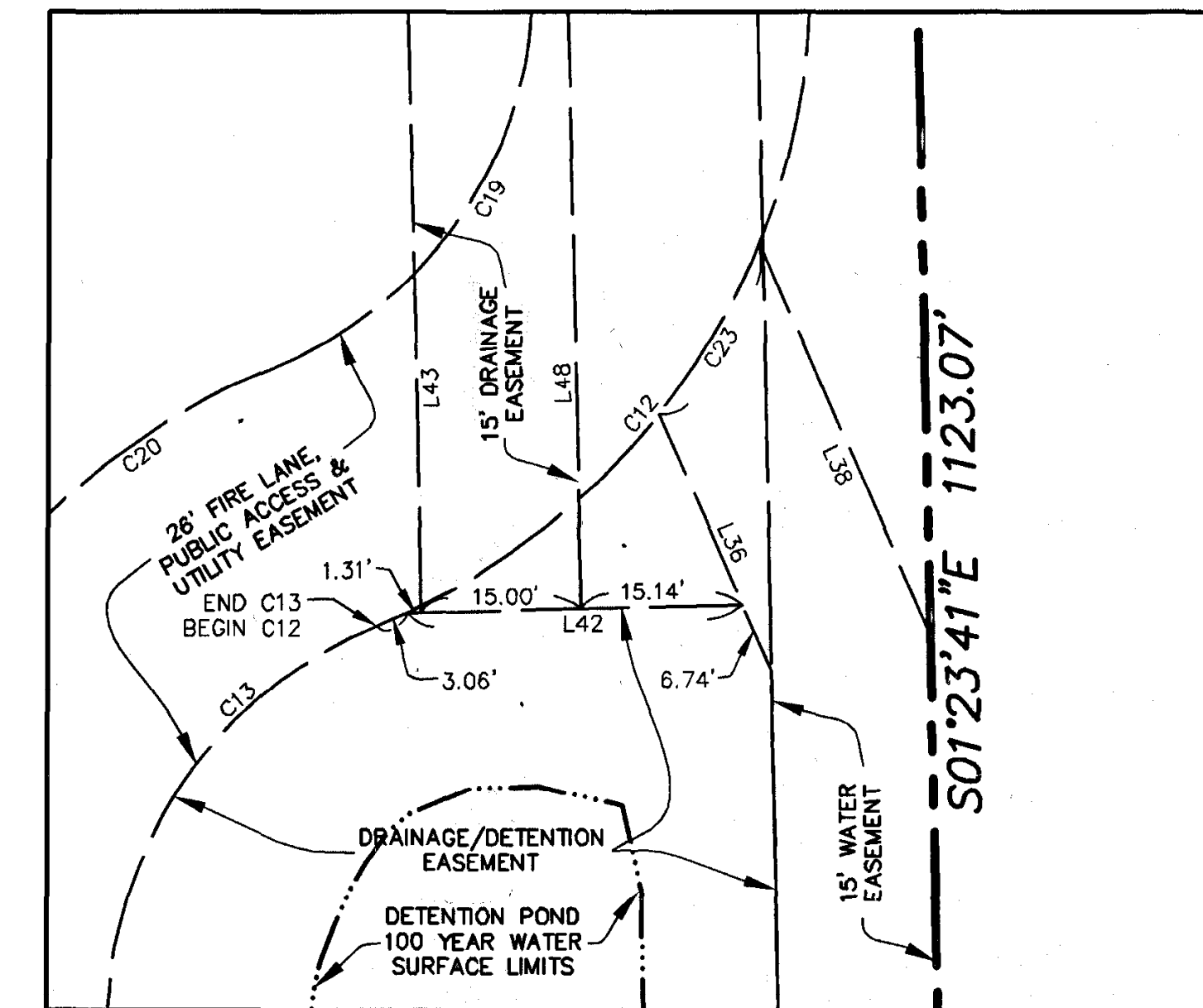
CITY MON. R005-1
N 7023593.76
E 2594175.58

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
W&A WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

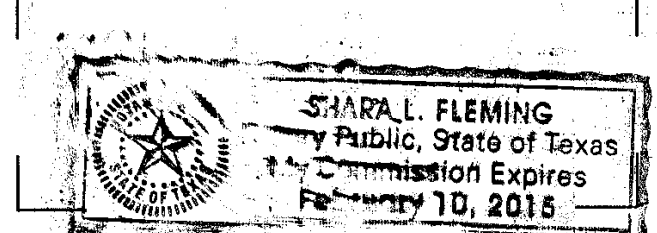
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

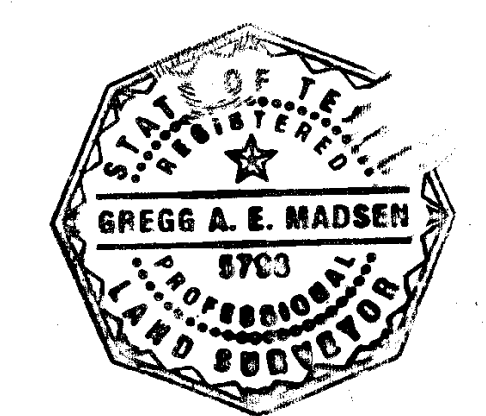
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen
11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet
PLANNING AND ZONING COMMISSION, CHAIRMAN

Kristy Helberg
DATE: 11/11/2014
CITY SECRETARY

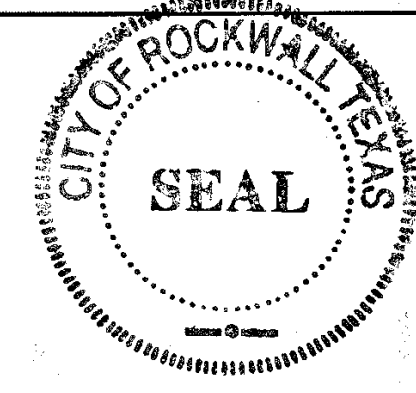
APPROVED

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 17th DAY OF November, 2014.

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 17th DAY OF December, 2014.

Paul Sweet Mayor, City of Rockwall
Kristy Helberg City Secretary
Amy Williams City Engineer



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

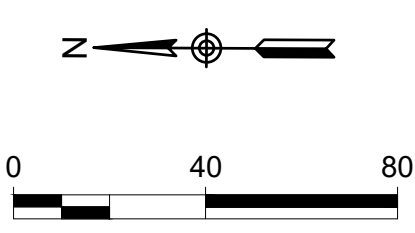
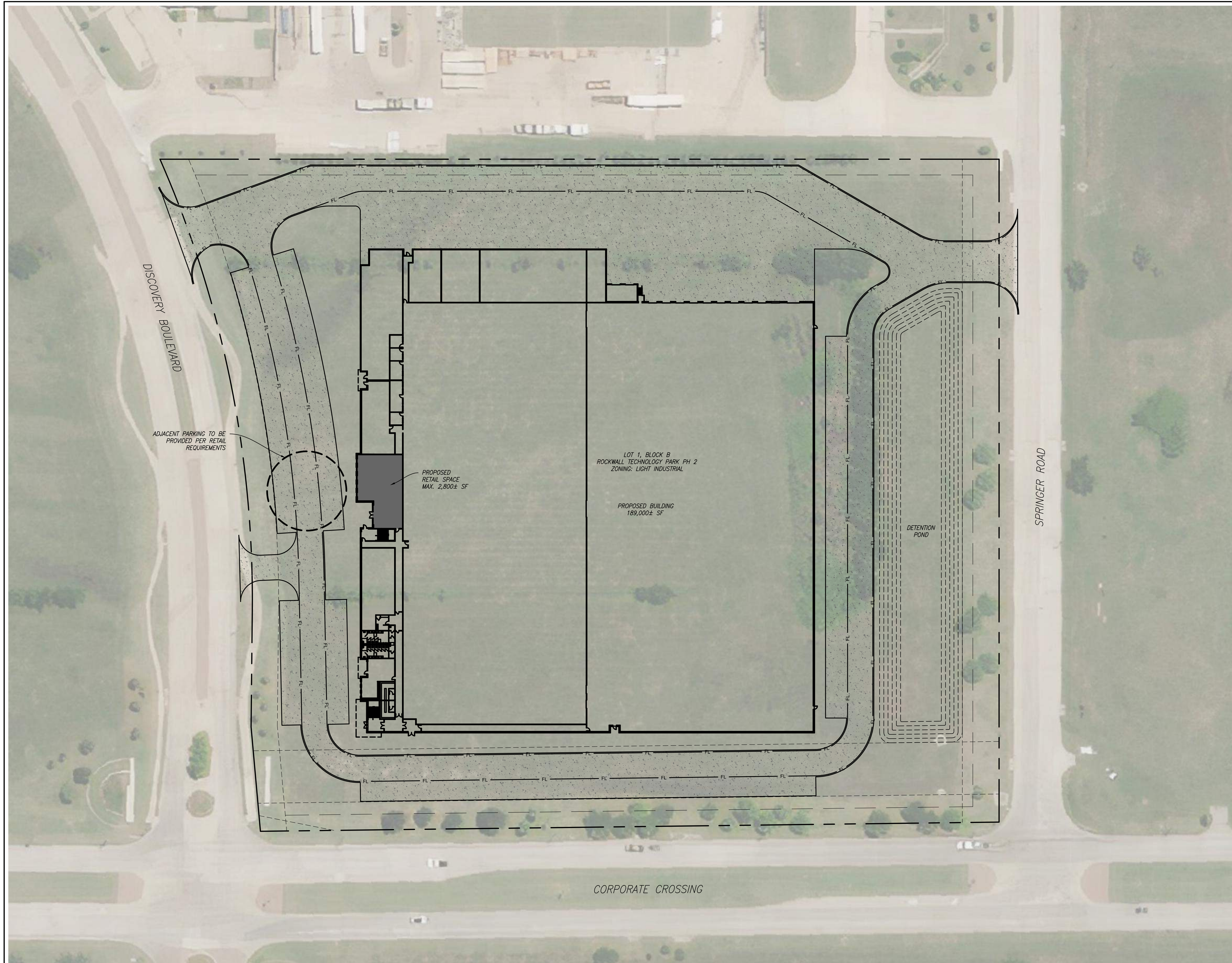
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

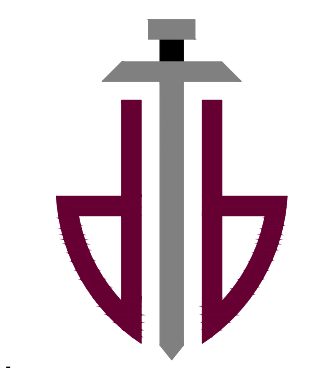




PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 5/17/2022
 DATE



db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022

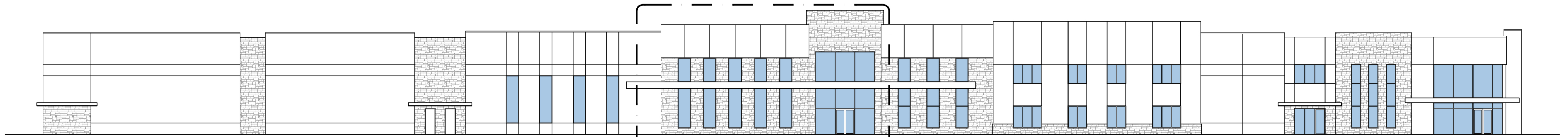


All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

SCALE: 1/8" = 1'-0"



Scale: 1/16" = 1'-0"

MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE

3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

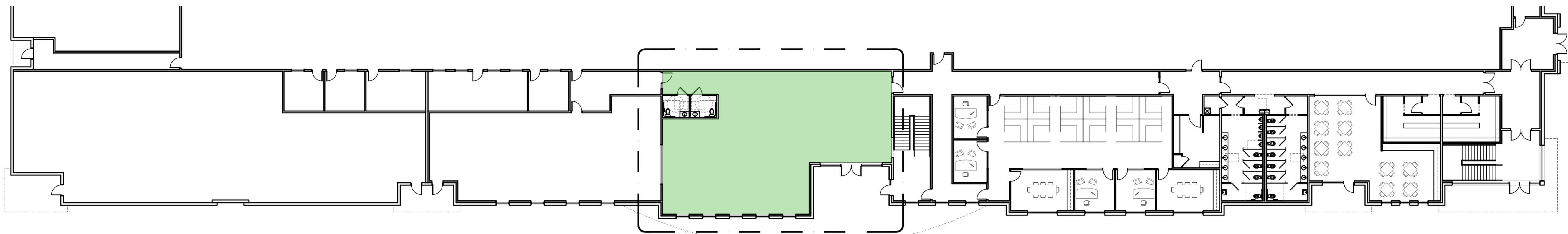
SCALE: 1/16" = 1'-0"



Scale: 3/16" = 1'-0"

2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



Scale: 1/16" = 1'-0"

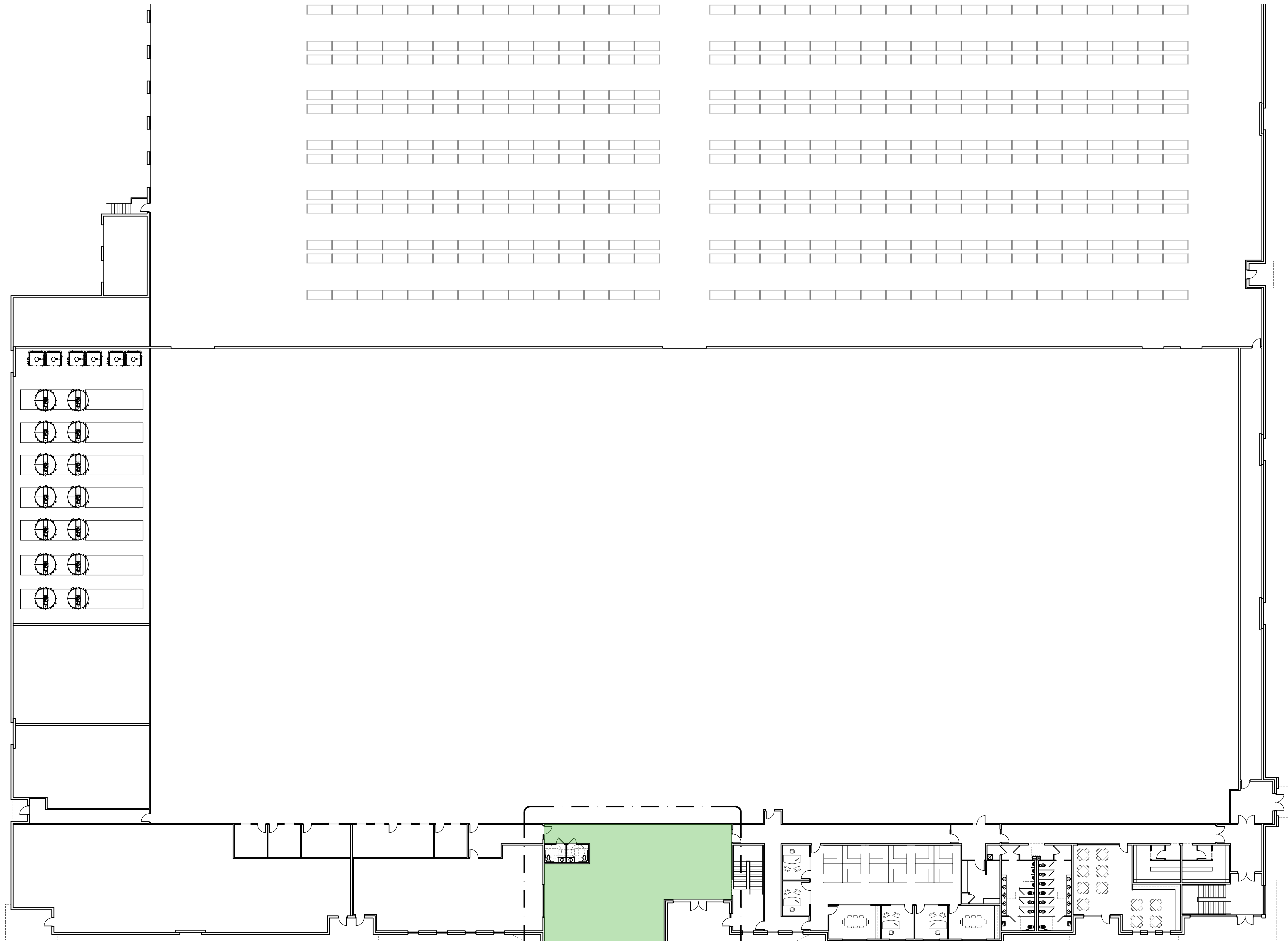
1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.
CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



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 Discovery Blvd

SUBDIVISION Rockwall Technology Park Ph 2

LOT 1

BLOCK B

GENERAL LOCATION SE corner of Corporate Crossing and Discovery Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI with SUP for Retail

PROPOSED USE Warehouse/Distribution/Food Process/Retail

ACREAGE 10.6+-

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall Economic Development

APPLICANT db constructors

CONTACT PERSON Matt Wavering

CONTACT PERSON Cameron Ehn, PE

ADDRESS 2610 Observation Trl, Suite 104

ADDRESS 2400 Great Southwest Pkwy

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE 972-772-0025

PHONE 817-626-7300

E-MAIL mwavering@rockwalledc.com

E-MAIL cameron@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

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

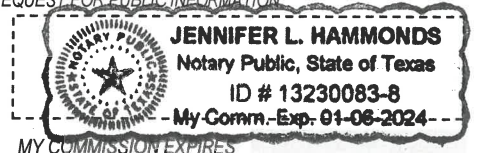
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 359.74 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF May, 2022. BY SIGNING THIS APPLICATION, 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."

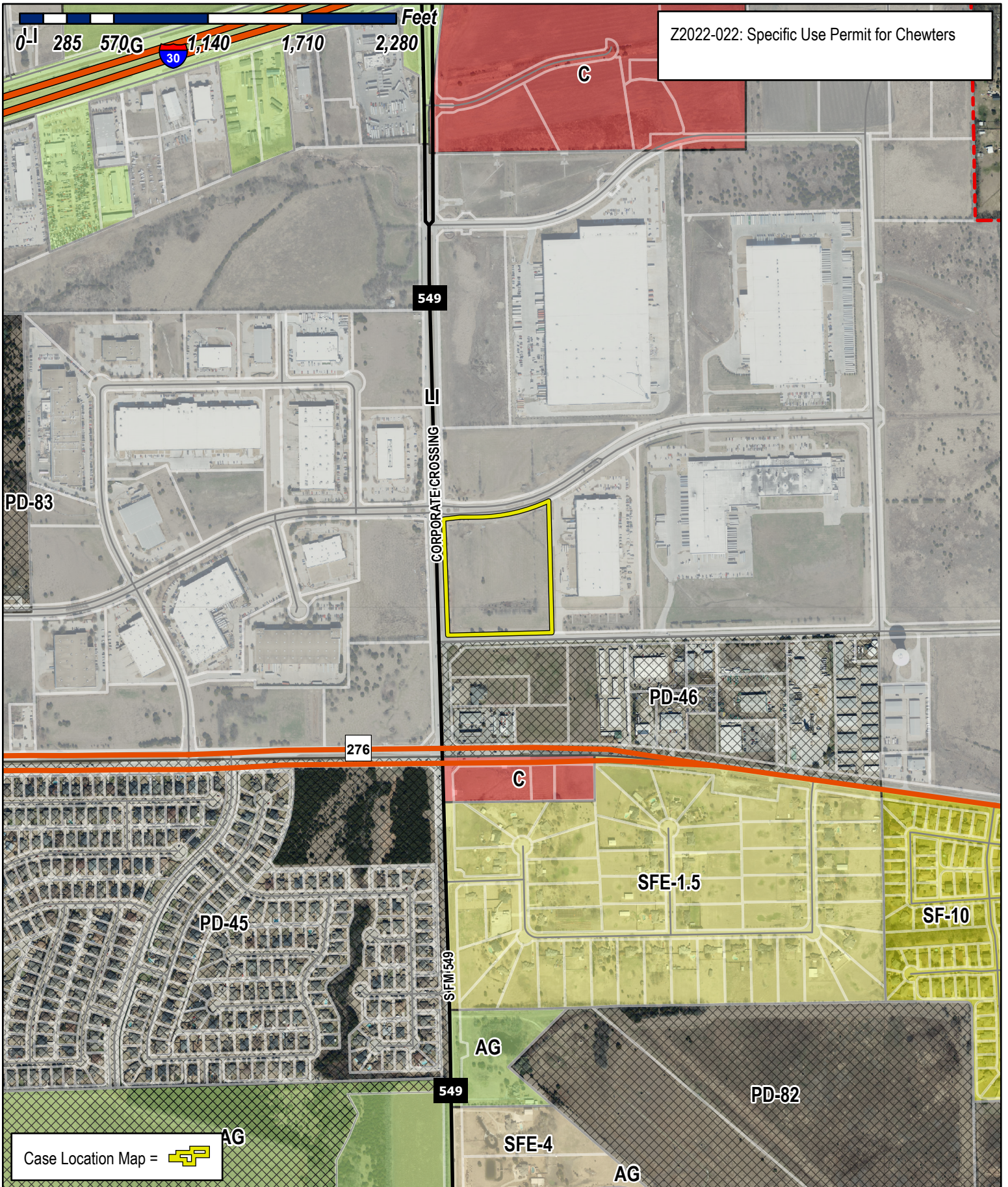
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten signature of Matt Wavering]
[Handwritten signature of Jennifer L. Hammonds]





Z2022-022: Specific Use Permit for Chewters

PD-83

549

CORPORATE CROSSING

PD-46

276

PD-45

SFE-1.5

SF-10

SFM 549

AG

549

PD-82

Case Location Map =



AG

SFE-4

AG



City of Rockwall

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

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

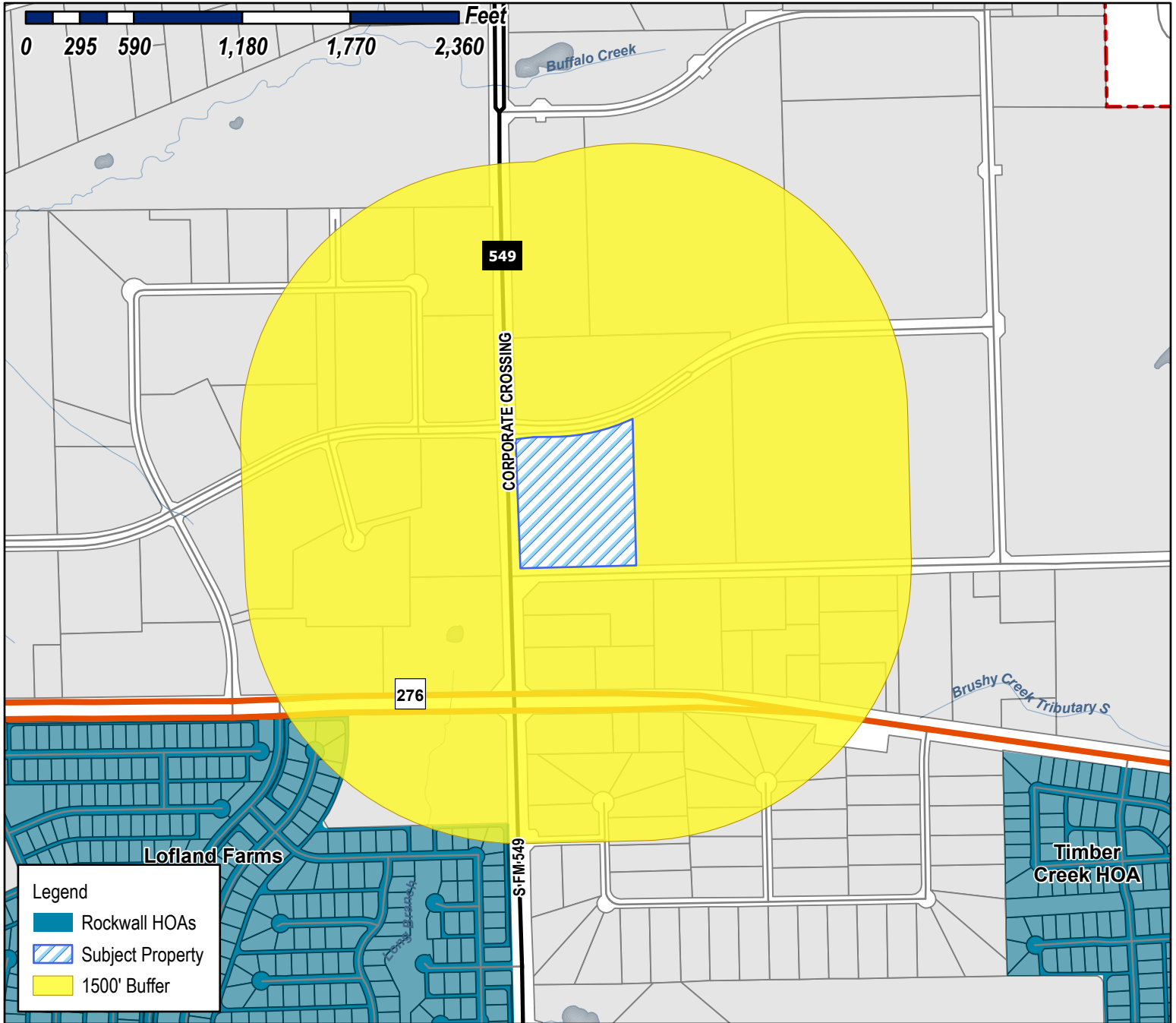




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Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745



EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

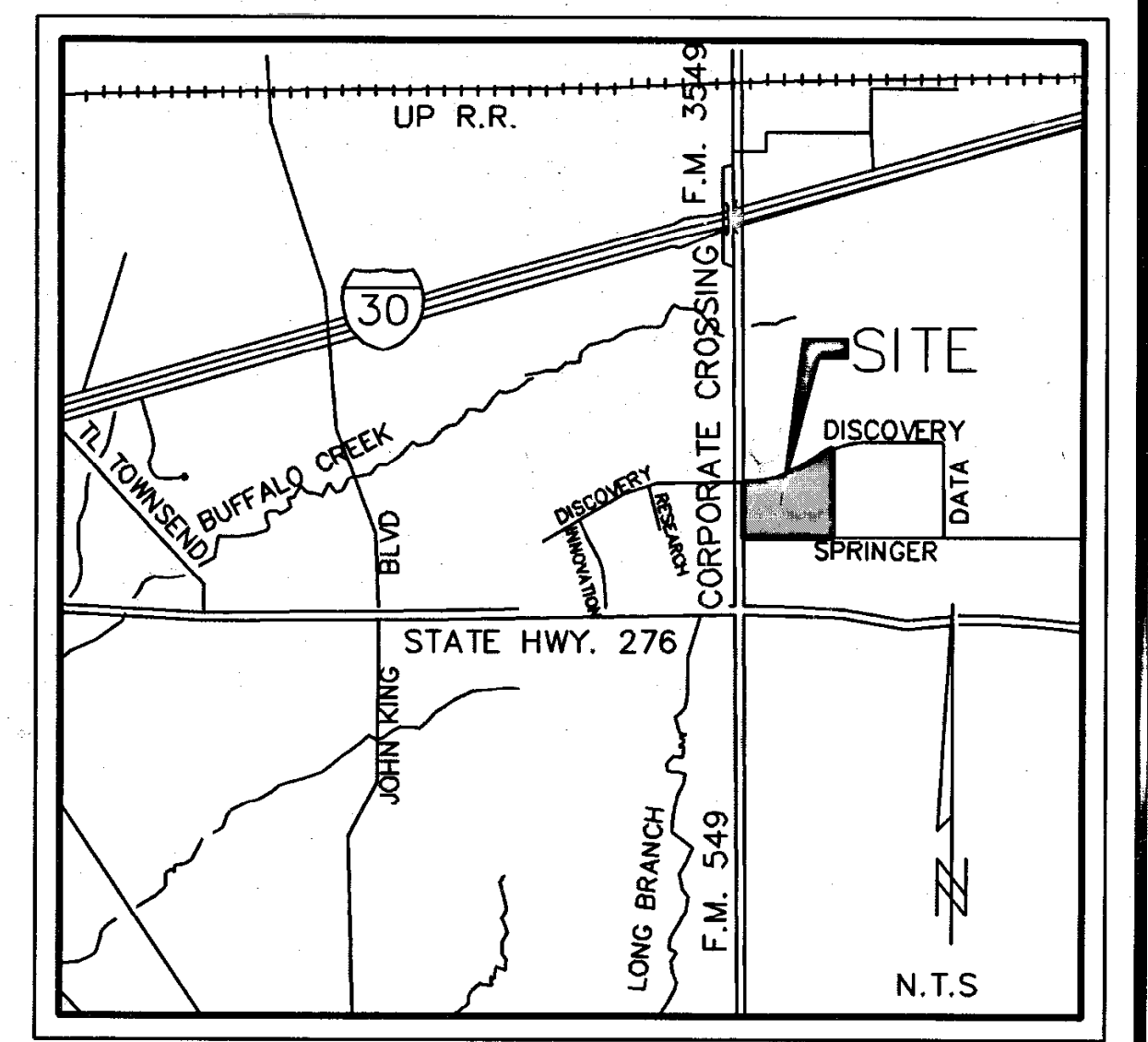
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is written over a light blue horizontal line.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 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.
- ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

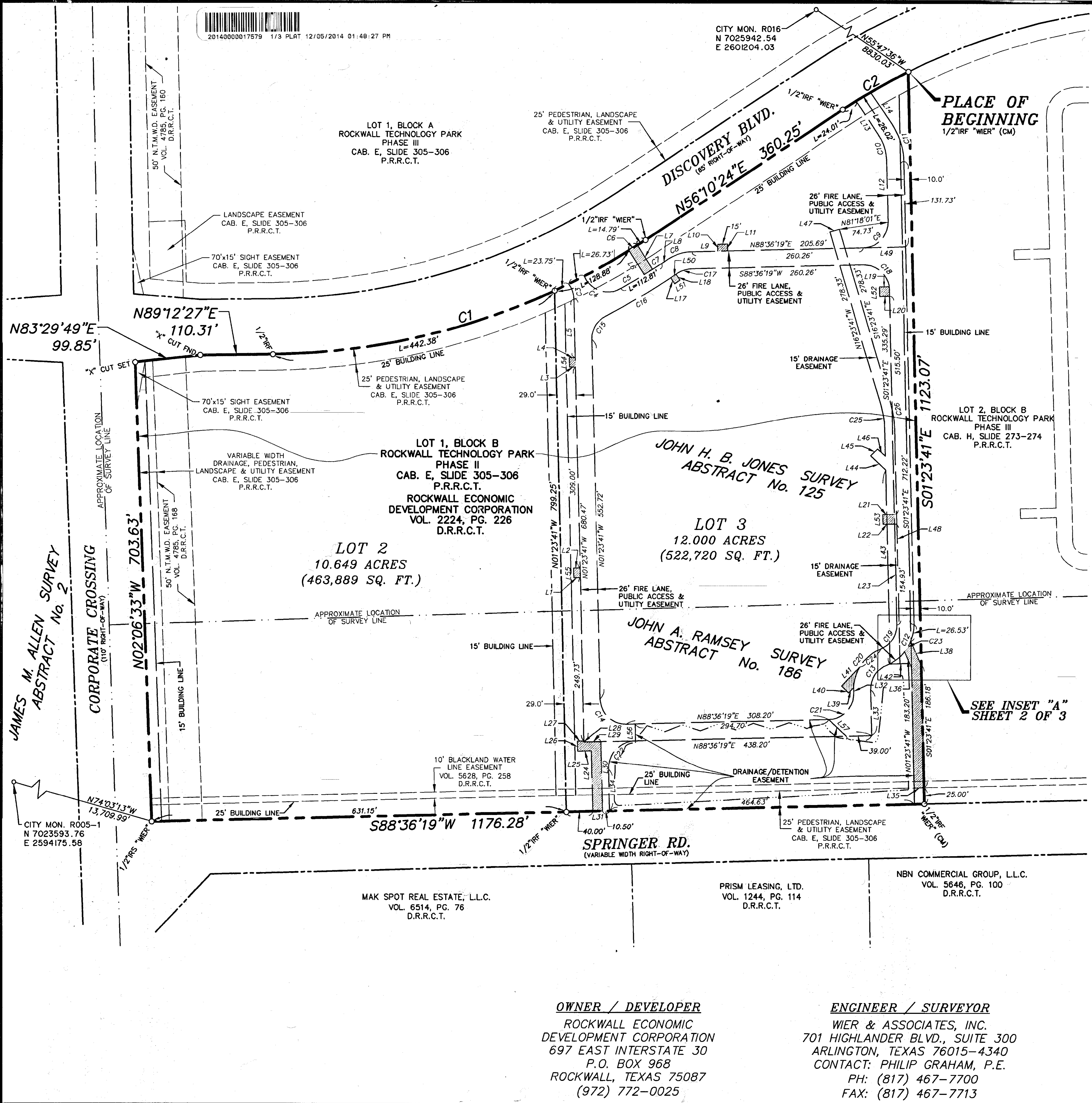


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

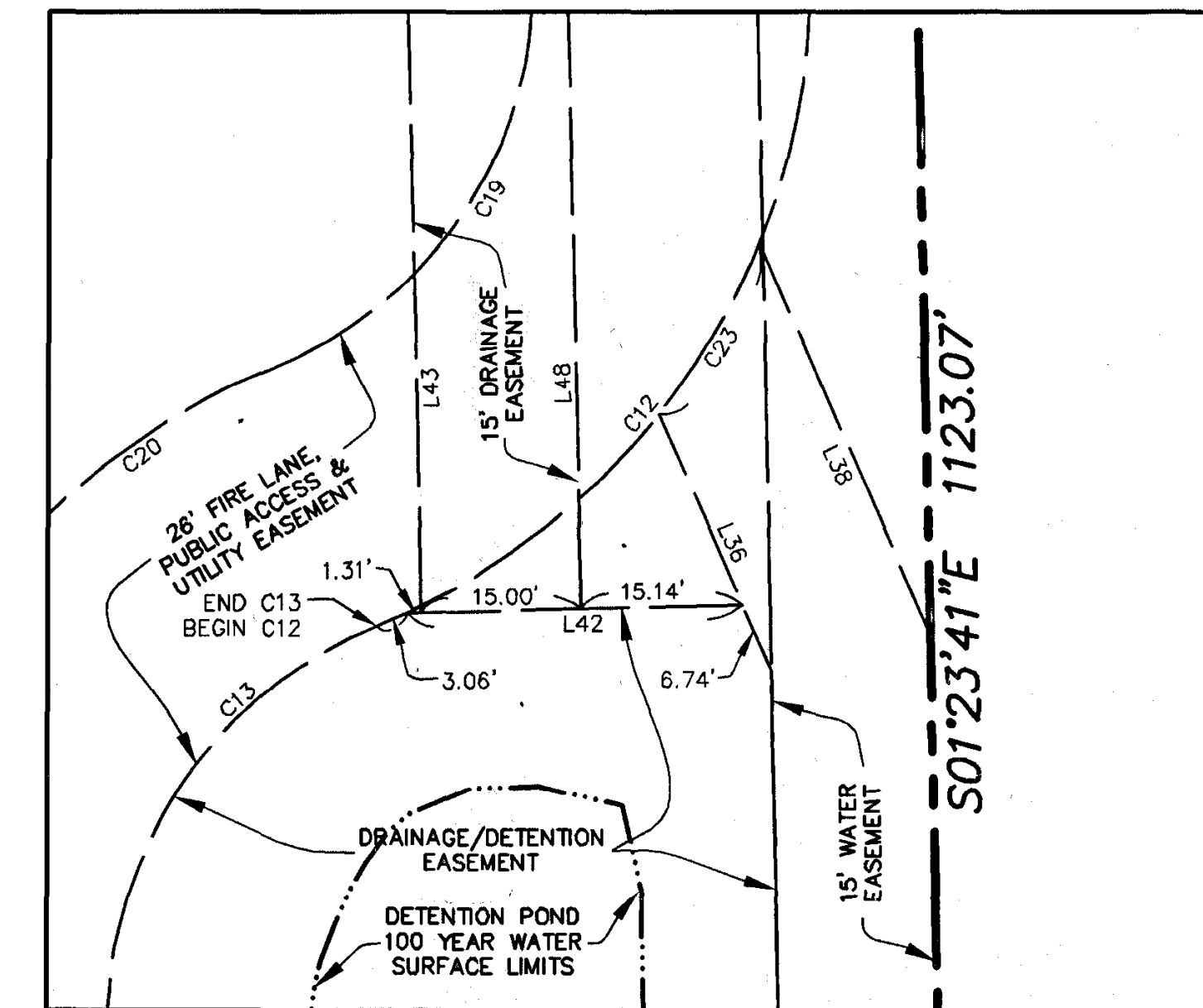
PRINTED: 11/24/2014 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/21/2014 4:31 PM SAVED BY: MATTHEW REPLAT-98041.DWG

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
W&A WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
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OWNER / DEVELOPER
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697 EAST INTERSTATE 30
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ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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.

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

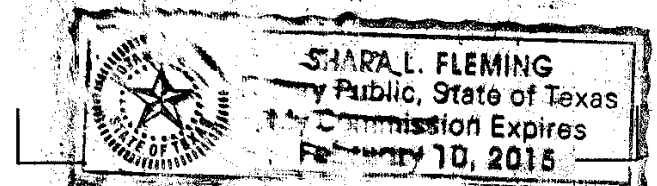
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

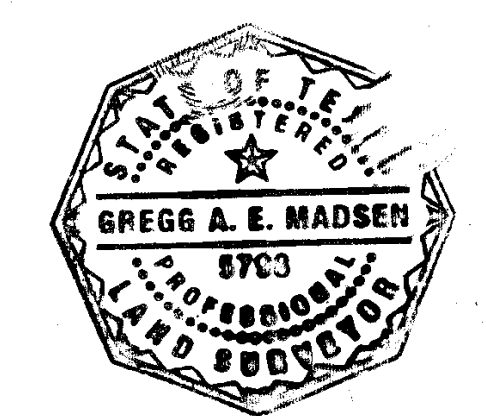
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen 11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 11/11/2014
PLANNING AND ZONING COMMISSION, CHAIRMAN DATE

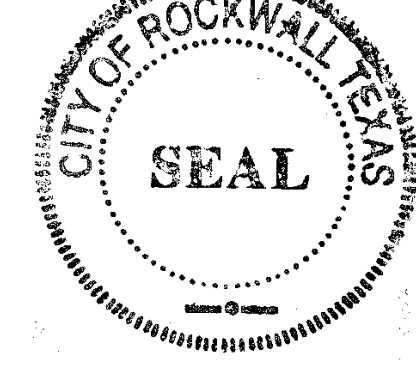
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 17th DAY OF November, 2014.

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 4th DAY OF December, 2014.

Paul Sweet Mayor, City of Rockwall
Kristy Helberg City Secretary
Amy Williams City Engineer



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

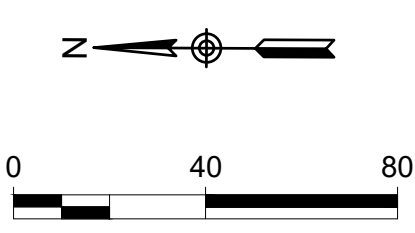
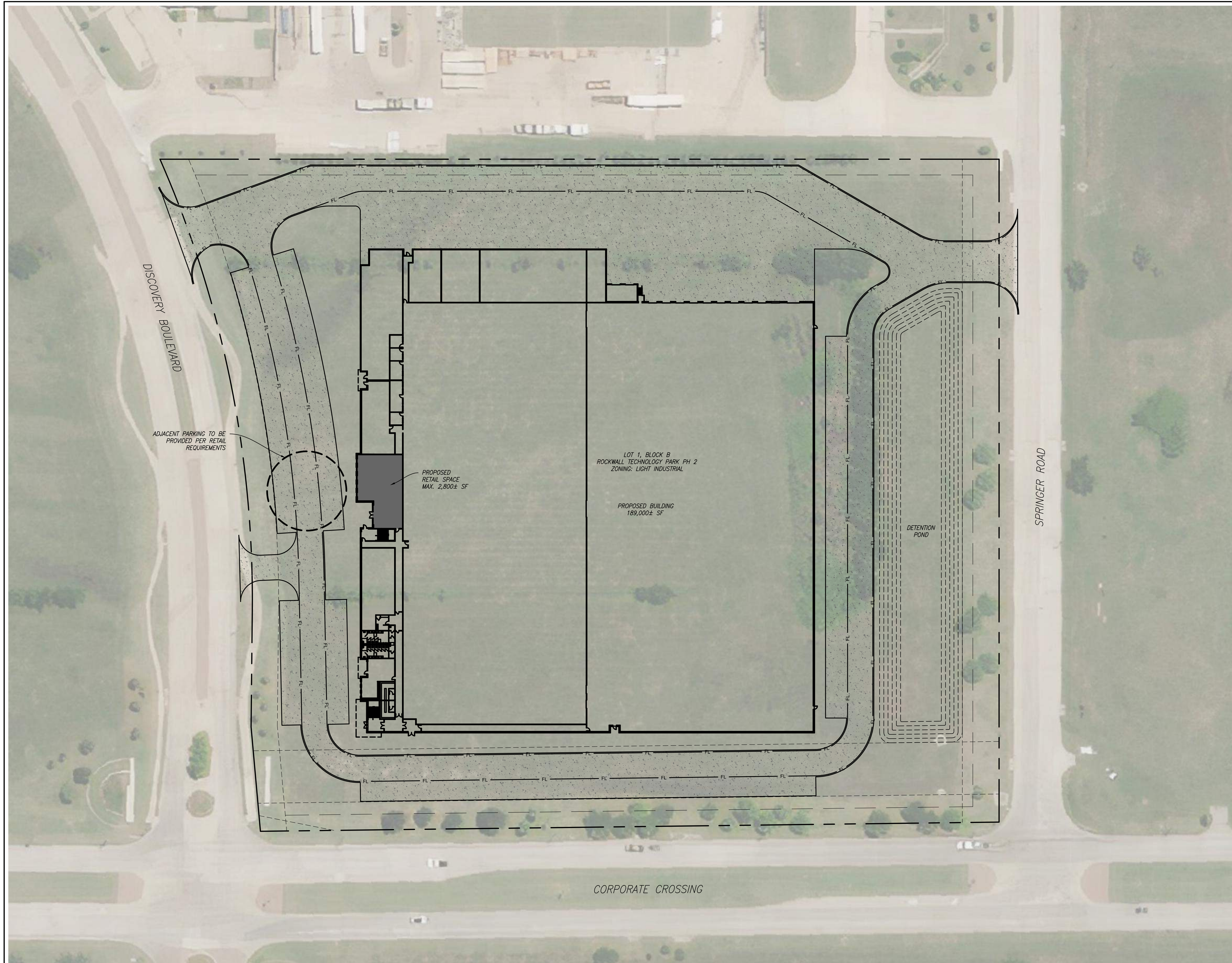
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

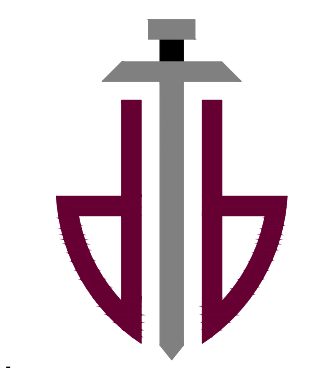
Sheri



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 5/17/2022
 DATE



db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022

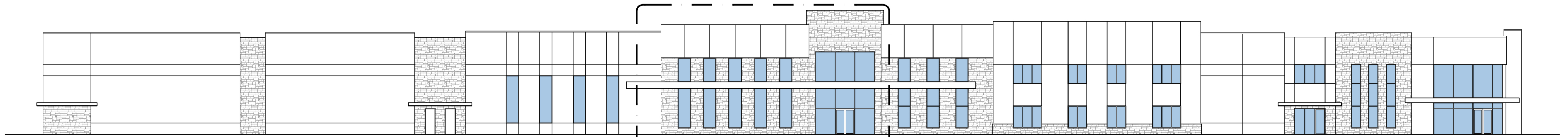


All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

SCALE: 1/8" = 1'-0"



0 8' 16' 32'
Scale: 1/16" = 1'-0"

MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE

3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

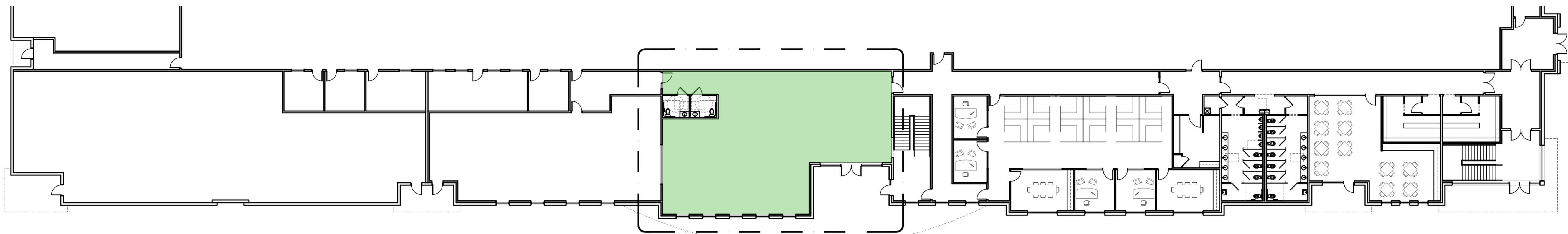
SCALE: 1/16" = 1'-0"



0 4' 8' 12'
Scale: 3/16" = 1'-0"

2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



0 8' 16' 32'
Scale: 1/16" = 1'-0"

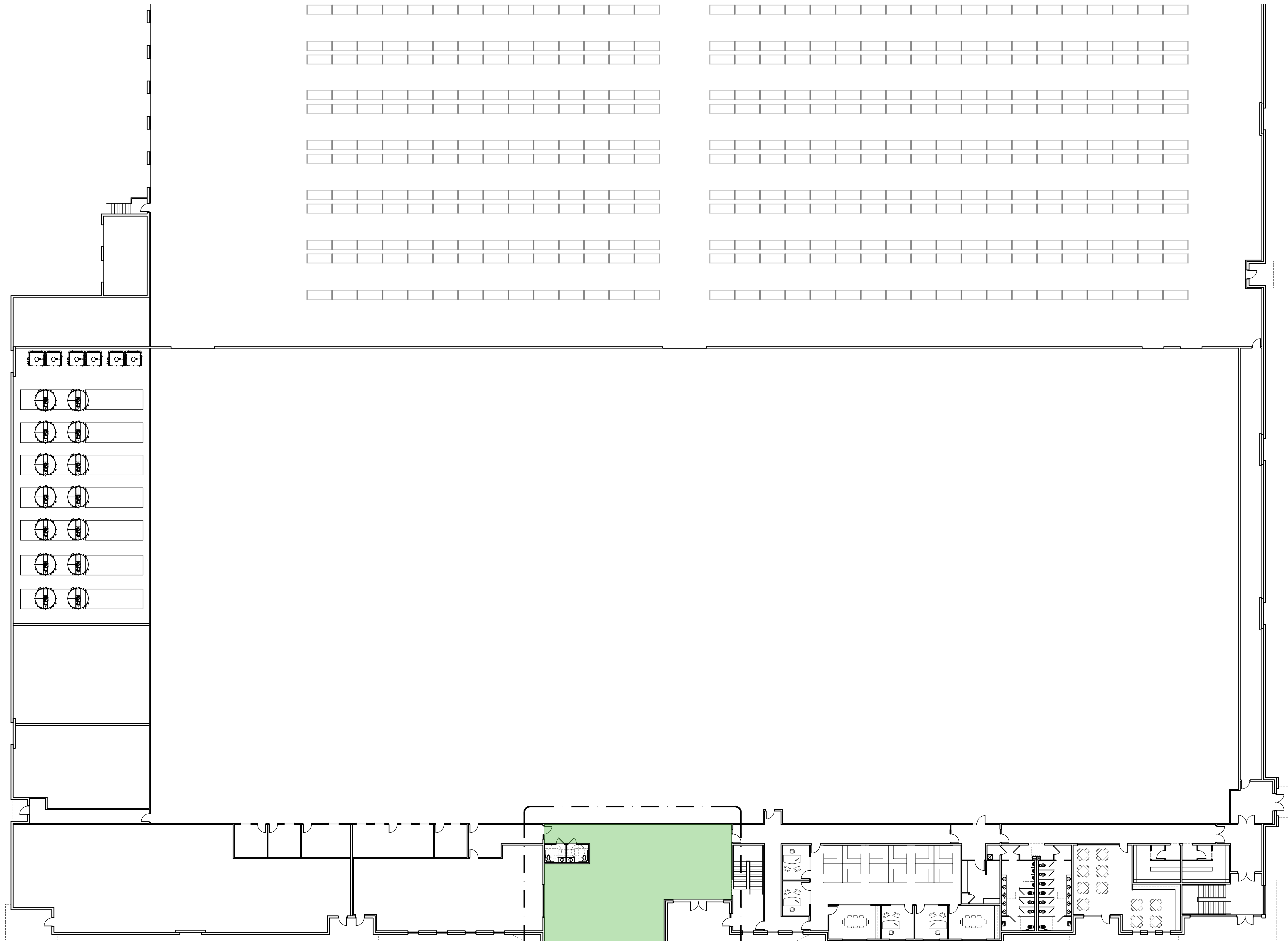
1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/8" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/8" = 1'-0"



db constructors, inc.
CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022

PROJECT COMMENTS



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

DATE: 5/26/2022

PROJECT NUMBER: Z2022-022
 PROJECT NAME: SUP for Chewters
 SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
 CASE MANAGER PHONE: 972.772.6434
 CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	05/25/2022	Approved w/ Comments

05/25/2022: Z2022-022; Specific Use Permit (SUP) for Chewters
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard.
- 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 (Z2022-022) in the lower right-hand corner of all pages on future submittals.
- I.4 The subject property is zoned Light Industrial (LI) District.
- M.5 Please provide a parking plan that shows conformance to the parking requirements for the entire buildings, and indicate the dedicated parking spaces for the General Retail Store. For reference a General Retail Store is parked at one (1) parking space per 250 SF of building area, Office is parked at one (1) parking space per 300 SF of building area, Light Assembly/Fabrication is parked at one (1) parking space per 500 SF of building area, and Warehouse is parked at one (1) parking space per 1,000 SF of building area. Based on the submitted concept plan, twelve (12) parking spaces are needed for the General Retail Store land use.
- M.6 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
- I.8 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

- 05/25/2022: - Driveway spacing to be 200' away from Corporate Crossing and 100' separate after that.
- Must get written approval from NTMWD to be in their easement with grading and paving.
 - Must build sidewalk along Corporate Crossing and Springer Dr.
 - Label 25' Pedestrian, Landscape, and Utility Easement along Springer and Discovery roads.

The following items are informational for the engineering design process. Some may cause some changes to the site so they are mentioned below.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Roadway Paving Items:

Variance required for driveway spacing

- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum with 2' clear overhang (no shrubs, bushes, or trees).
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Public water and sewer lines must be 8" minimum.
- Sewer pro-rata \$981.56/acre
- Max sewer capacity 1000gal/acre/day

Max water capacity 2000gal/acre/day

Drainage Items:

- Detention is required. Rational Equation C-value is per zoning type.
- Maximum slope of 4:1, no walls in detention easement.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- No grate inlets allowed. Must use the curb style or wye/drop style inlet.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

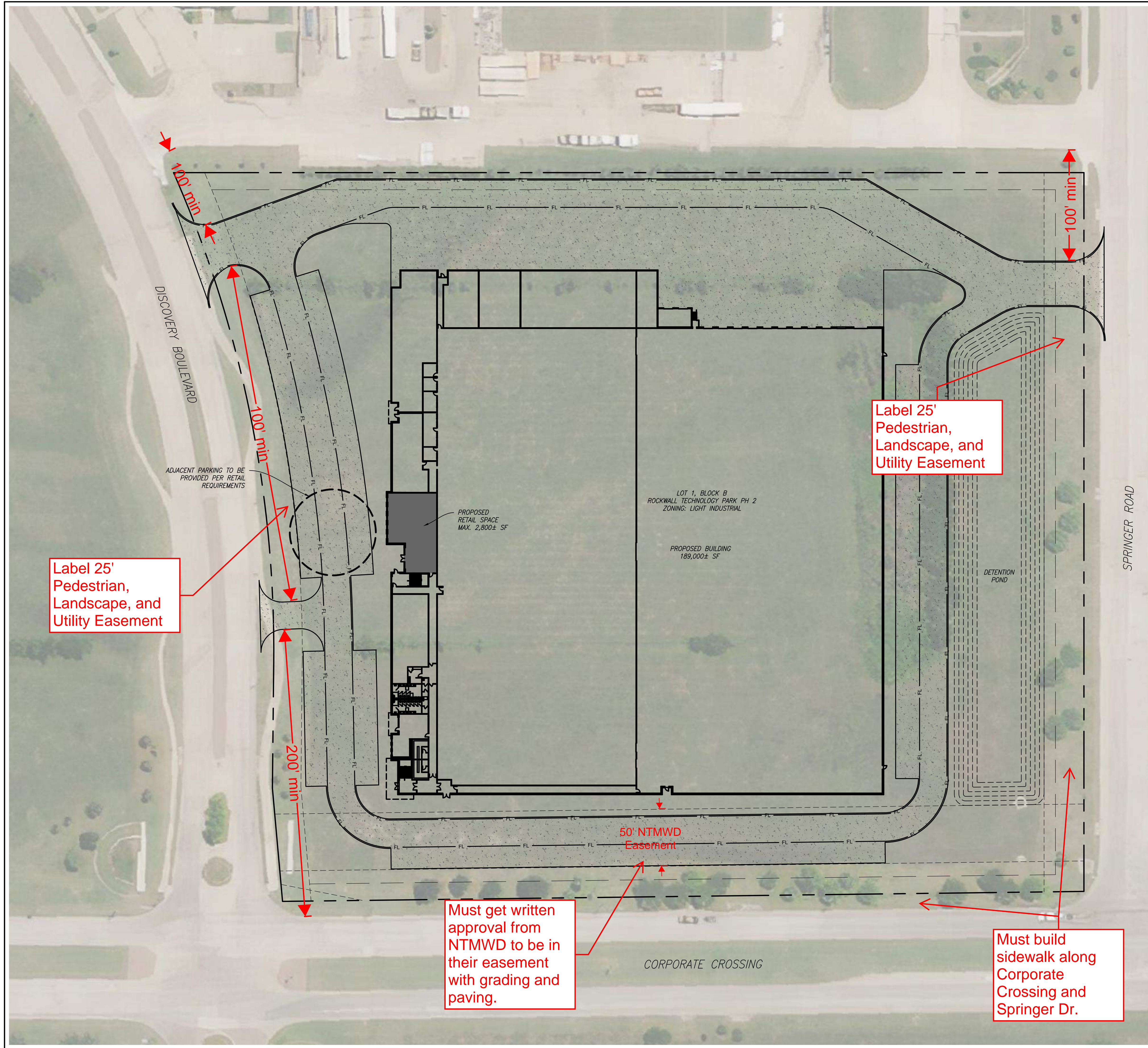
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

05/23/2022: The plan is approved, but would recommend a meeting with the Community Services Unit to discuss techniques to enhance safety of location prior to building and after construction. cc

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved

No Comments



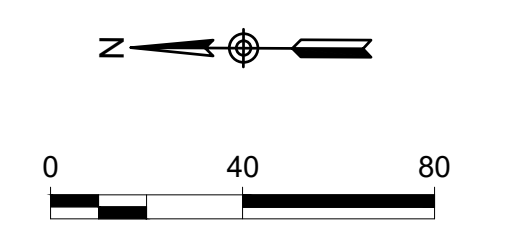
Label 25'
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Landscape, and
Utility Easement

Label 25'
Pedestrian,
Landscape, and
Utility Easement

Must get written
approval from
NTMWD to be in
their easement
with grading and
paving.

Must build
sidewalk along
Corporate
Crossing and
Springer Dr.

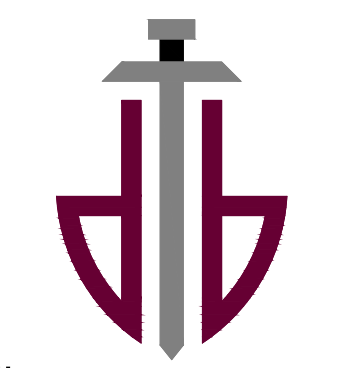
- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
- Roadway Paving Items:**
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 - Sewer pro-rata \$981.56/acre
 - Max sewer capacity 1000gal/acre/day
 - Max water capacity 2000gal/acre/day
- Drainage Items:**
- Detention is required. Rational Equation C-value is per zoning type.
 - Maximum slope of 4:1, no walls in detention easement.
 - Dumpster area to drain to an oil/water separator and then to the storm lines.
 - No grate inlets allowed. Must use the curb style or wye/drop style inlet.
- Landscaping:**
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 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



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CAMERON EHN, PE 129176
NAME LICENSE NO.
5/17/2022
DATE



db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBPELS Engineering Firm F-22143

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
MAY 2022



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 **Discovery Blvd**

SUBDIVISION **Rockwall Technology Park Ph 2**

LOT **1**

BLOCK **B**

GENERAL LOCATION **SE corner of Corporate Crossing and Discovery Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant**

PROPOSED ZONING **LI with SUP for Retail**

PROPOSED USE **Warehouse/Distribution/Food Process/Retail**

ACREAGE **10.6+-**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **Rockwall Economic Development**

APPLICANT **db constructors**

CONTACT PERSON **Matt Wavering**

CONTACT PERSON **Cameron Ehn, PE**

ADDRESS **2610 Observation Trl, Suite 104**

ADDRESS **2400 Great Southwest Pkwy**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Fort Worth, TX 76106**

PHONE **972-772-0025**

PHONE **817-626-7300**

E-MAIL **mwavering@rockwalledc.com**

E-MAIL **cameron@dbconstructors.com**

NOTARY VERIFICATION [REQUIRED]

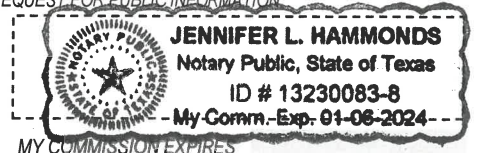
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Matt Wavering** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

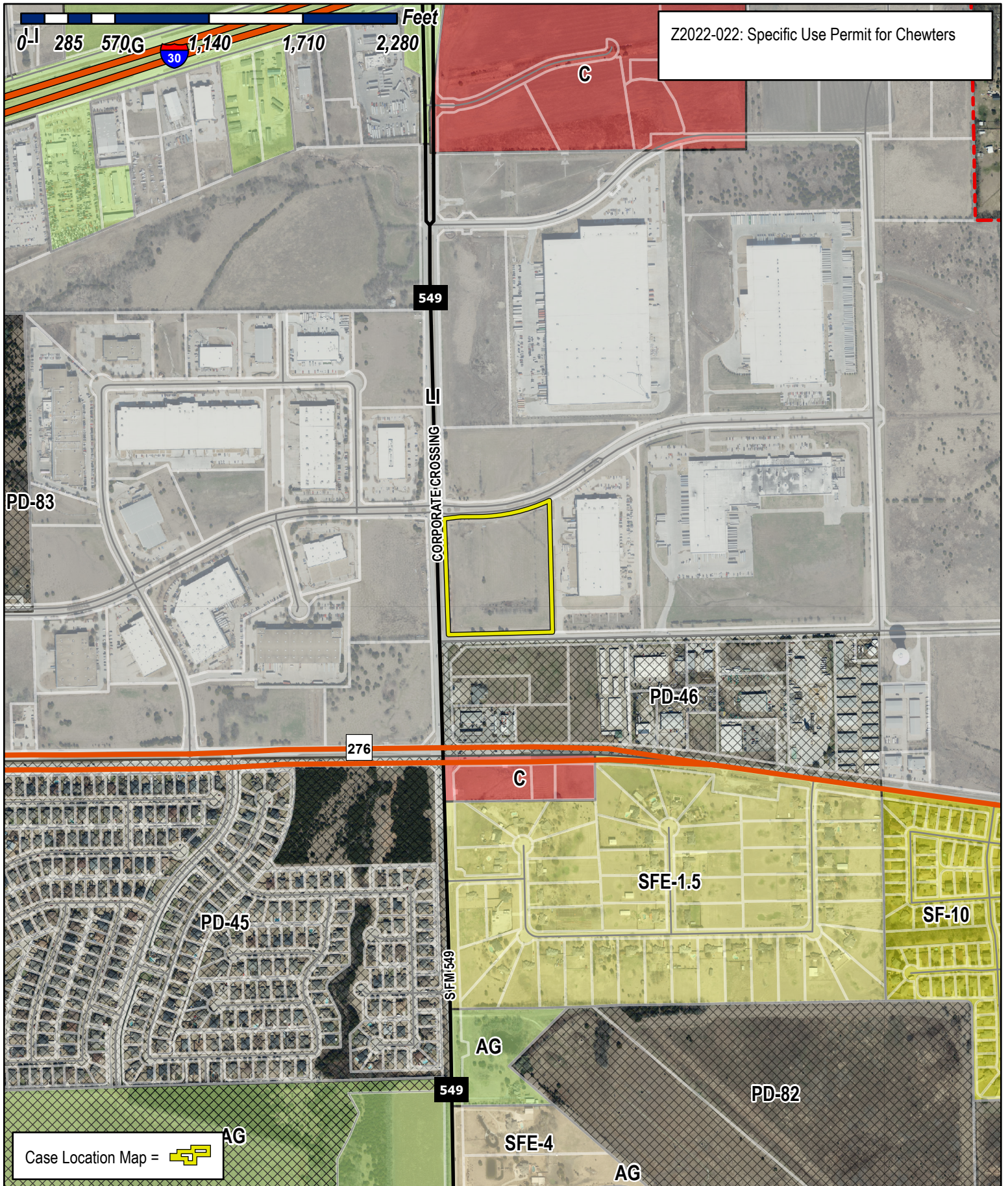
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **359.74** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **May**, 20**22**. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16** DAY OF **May**, 20**22**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-022: Specific Use Permit for Chewters

PD-83

549

CORPORATE CROSSING

PD-46

276

C

SFE-1.5

SF-10

PD-45

SFM 549

AG

549

PD-82

Case Location Map =



AG

SFE-4

AG



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.

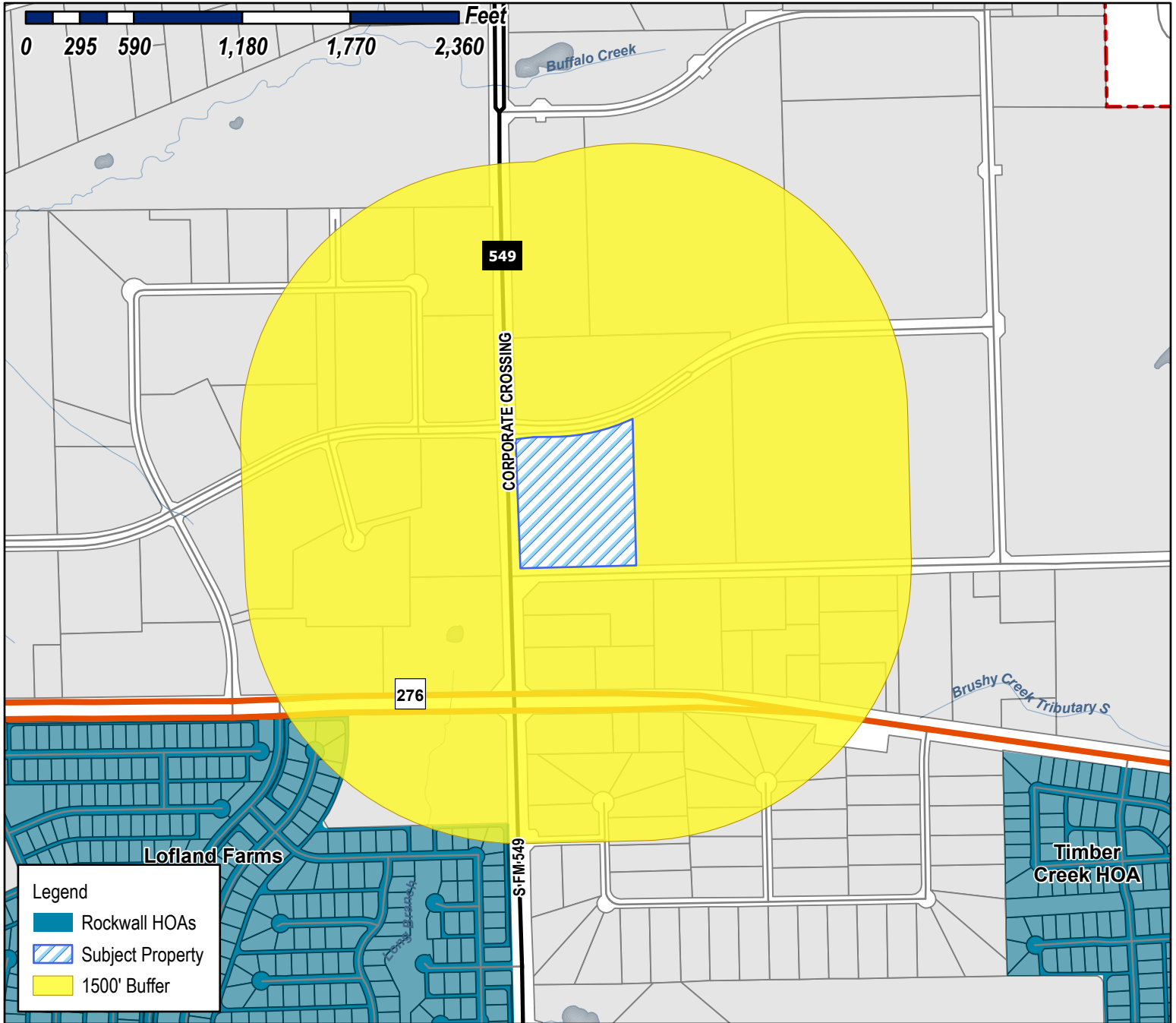




City of Rockwall

Planning & Zoning Department
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Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745



EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-022: SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-022: SUP for Chewters

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

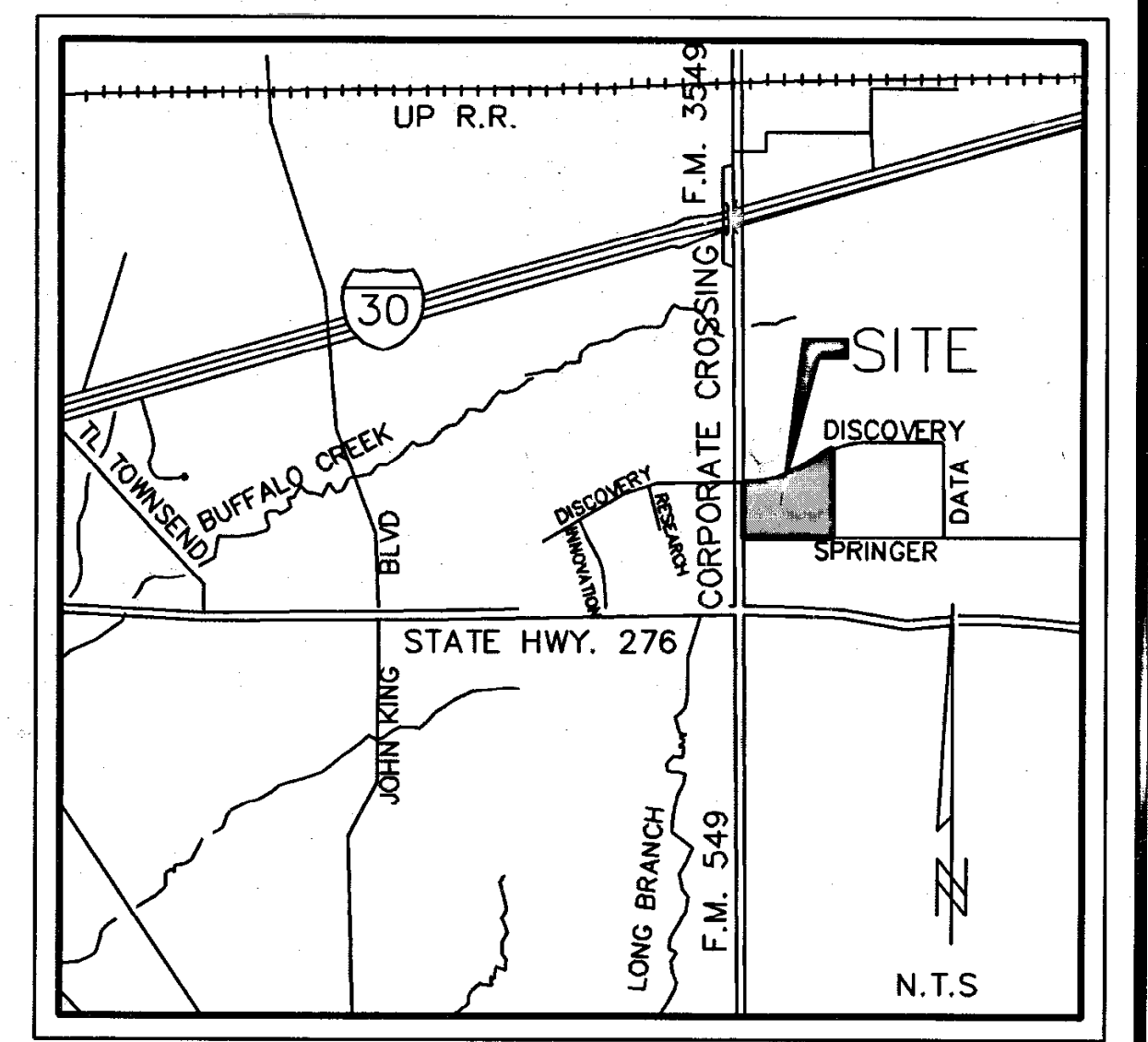
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is written over a light blue horizontal line.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

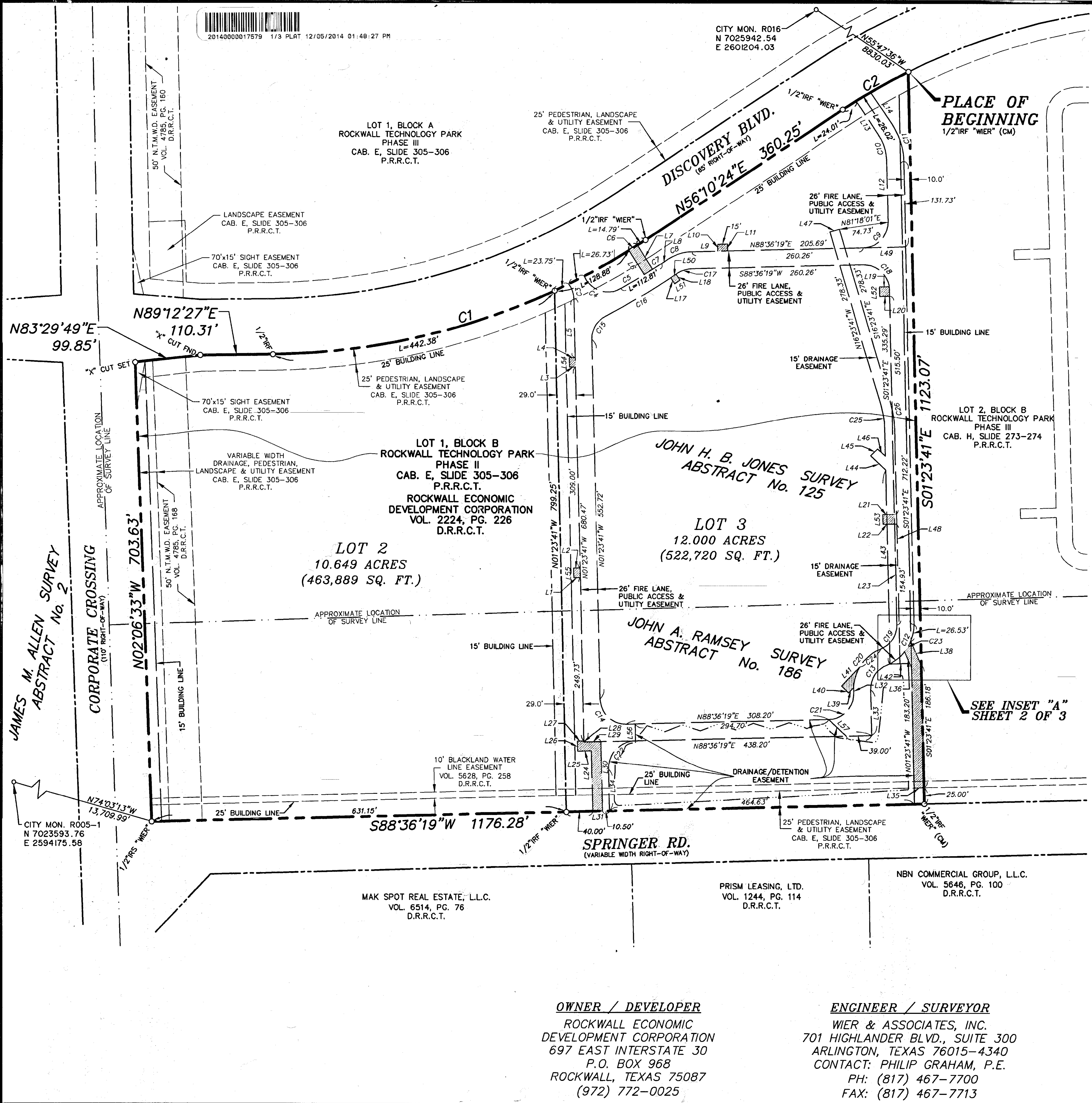


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

JAMES M. ALLEN SURVEY
ABSTRACT No. 2

CORPORATE CROSSING
(110' RIGHT-OF-WAY)

JOHN A. RAMSEY SURVEY
ABSTRACT No. 186

JOHN H. B. JONES SURVEY
ABSTRACT No. 125

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SLIDE 305-306
P.R.R.C.T.
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 2
10.649 ACRES
(463,889 SQ. FT.)

LOT 3
12.000 ACRES
(522,720 SQ. FT.)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

LANDSCAPE EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

VARIABLE WIDTH
DRAINAGE, PEDESTRIAN,
LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

10' BLACKLAND WATER
LINE EASEMENT
VOL. 5628, PG. 258
D.R.R.C.T.

DRAINAGE/DETENTION
EASEMENT

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

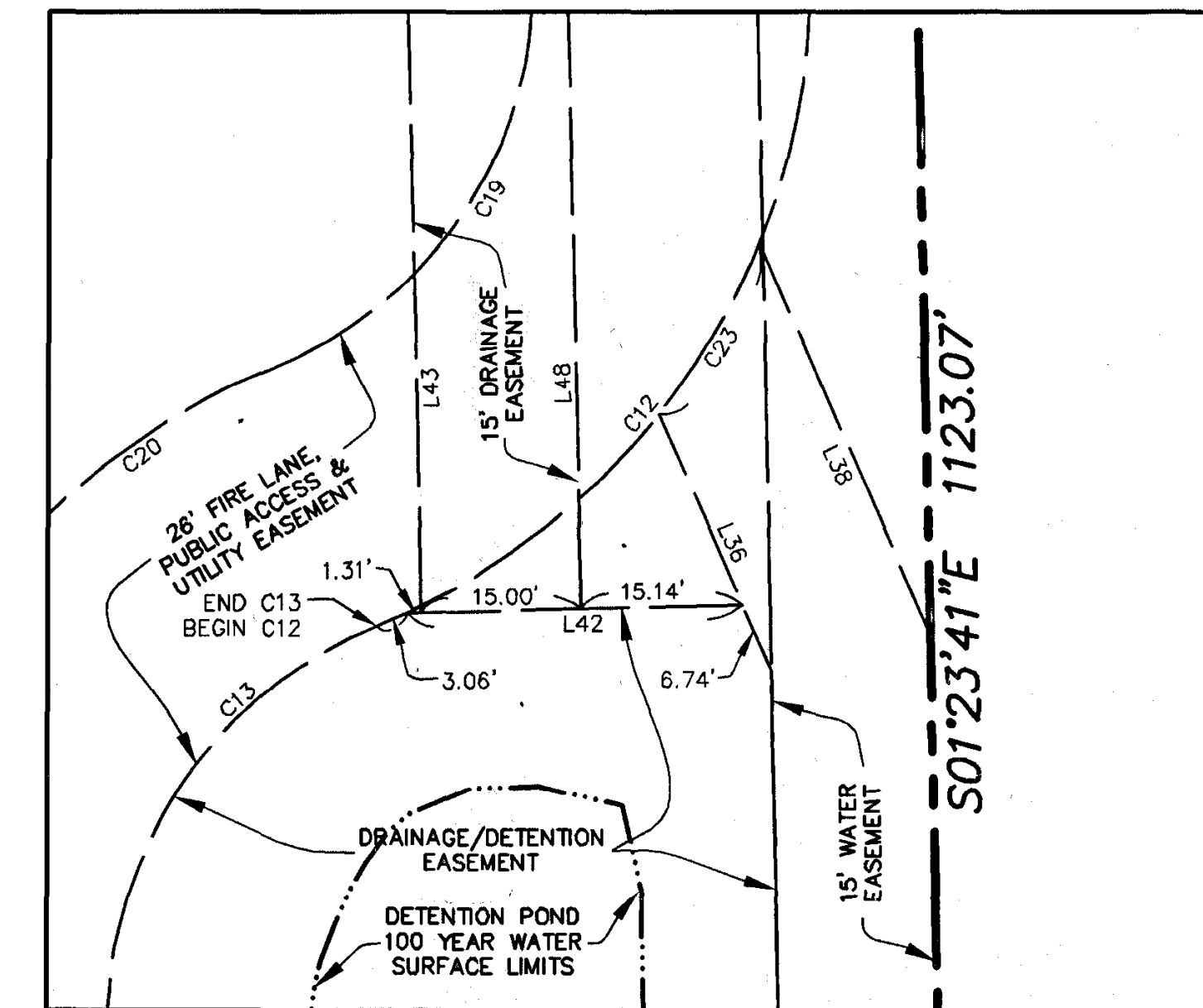
CITY MON. R005-1
N 7023593.76
E 2594175.58

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01'23"41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88'36"19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02'06"33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83'29"49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89'12"27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33'02"02", AND A CHORD BEARING OF N 72'41"26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56'10"24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6'55"33", AND A CHORD BEARING OF N 59'38"11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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.

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Shari Franza
OWNER

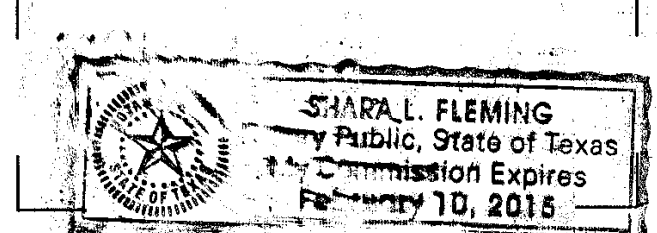
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shari Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Franza
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Franza
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

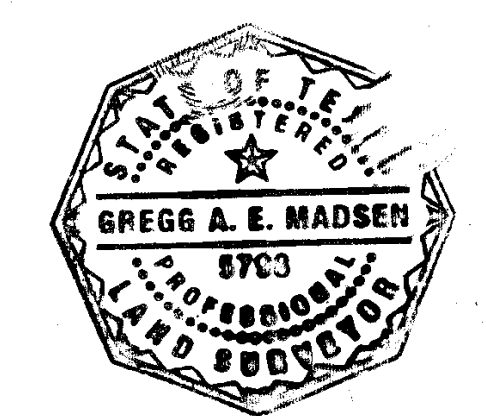
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen
11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet
PLANNING AND ZONING COMMISSION, CHAIRMAN

Kristy Helberg
CITY SECRETARY

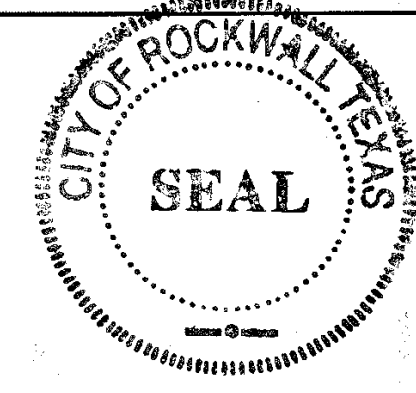
Amy Williams
CITY ENGINEER

DATE: 11/11/2014

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 17th DAY OF November, 2014.

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 17th DAY OF December, 2014.



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

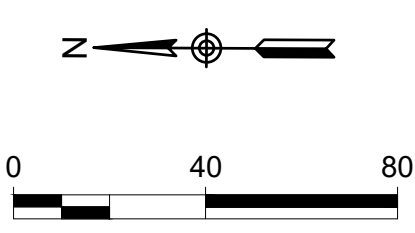
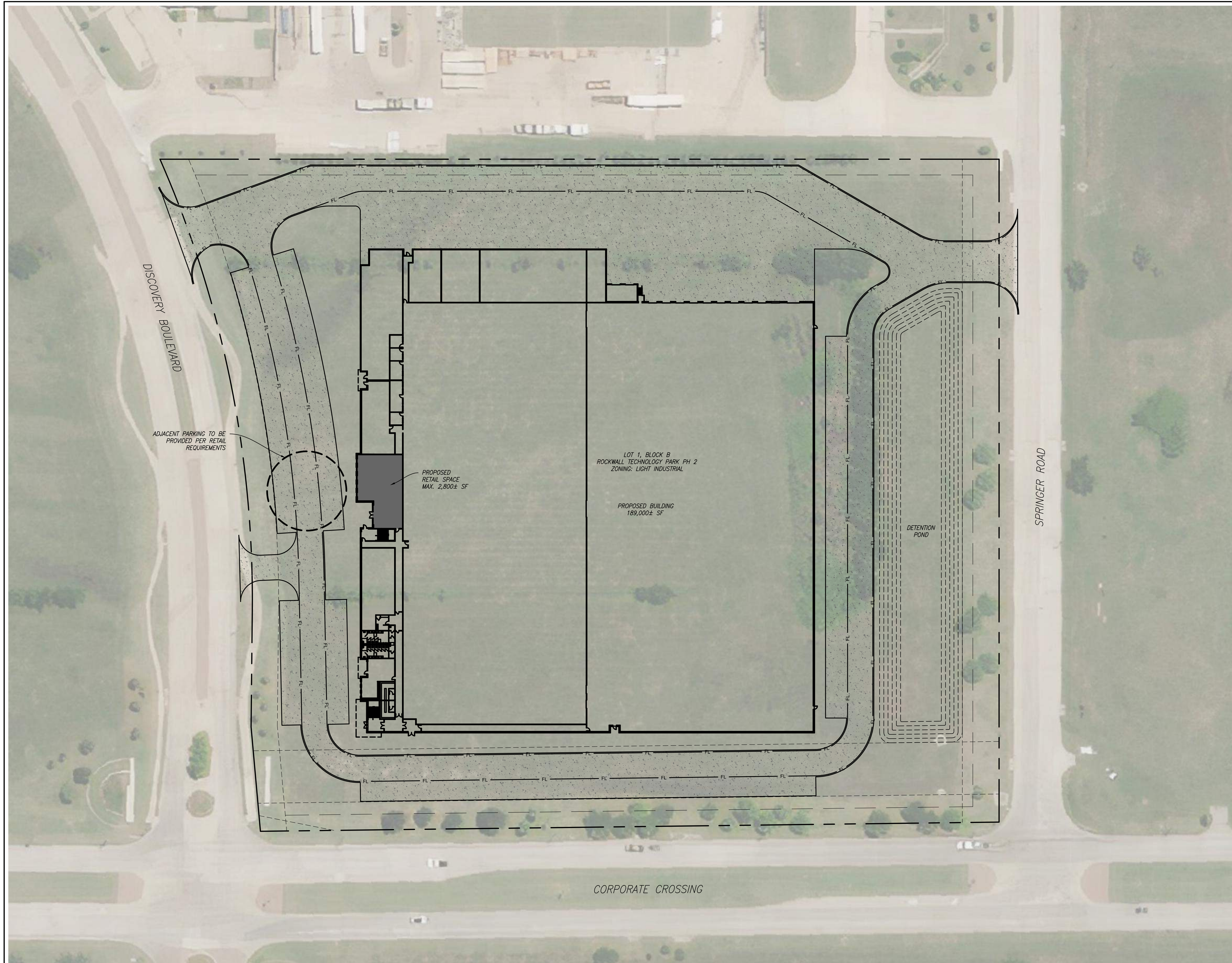
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

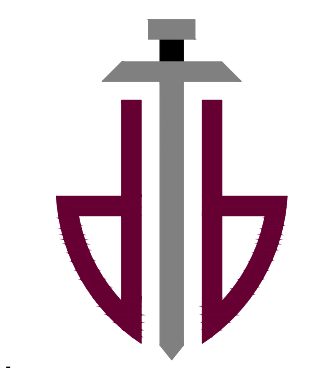
Shelli Miller
COUNTY CLERK



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 5/17/2022
 DATE



db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022

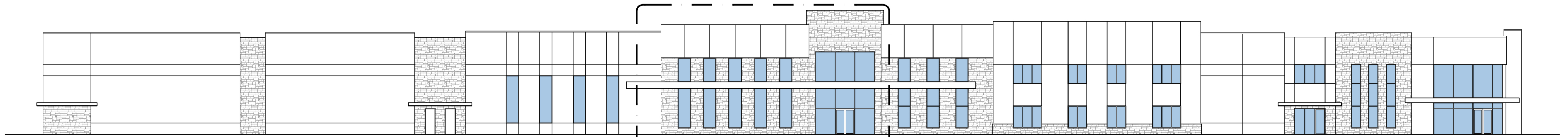


All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

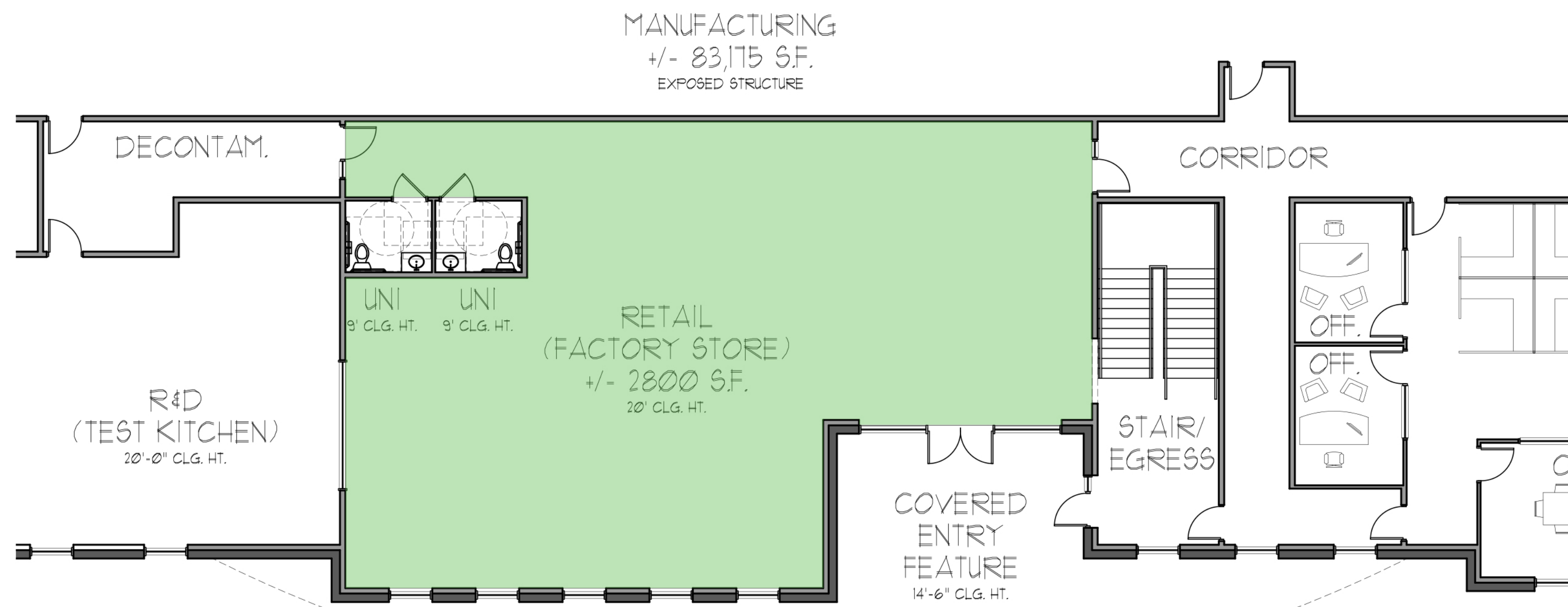
4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

SCALE: 1/8" = 1'-0"



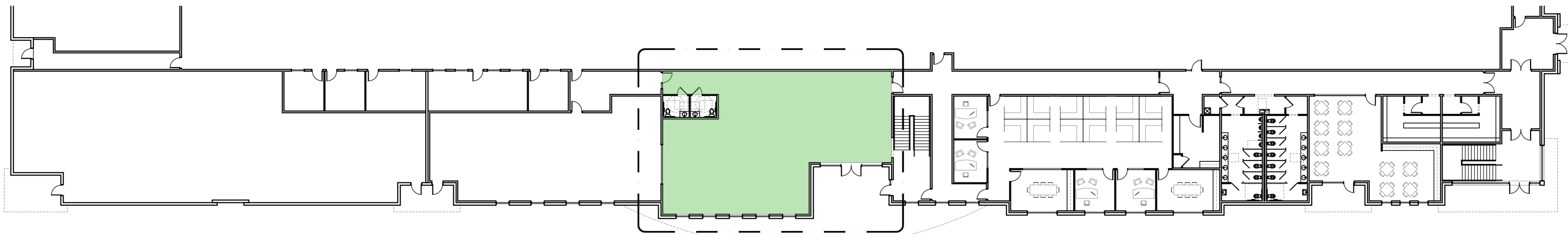
3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/16" = 1'-0"



2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



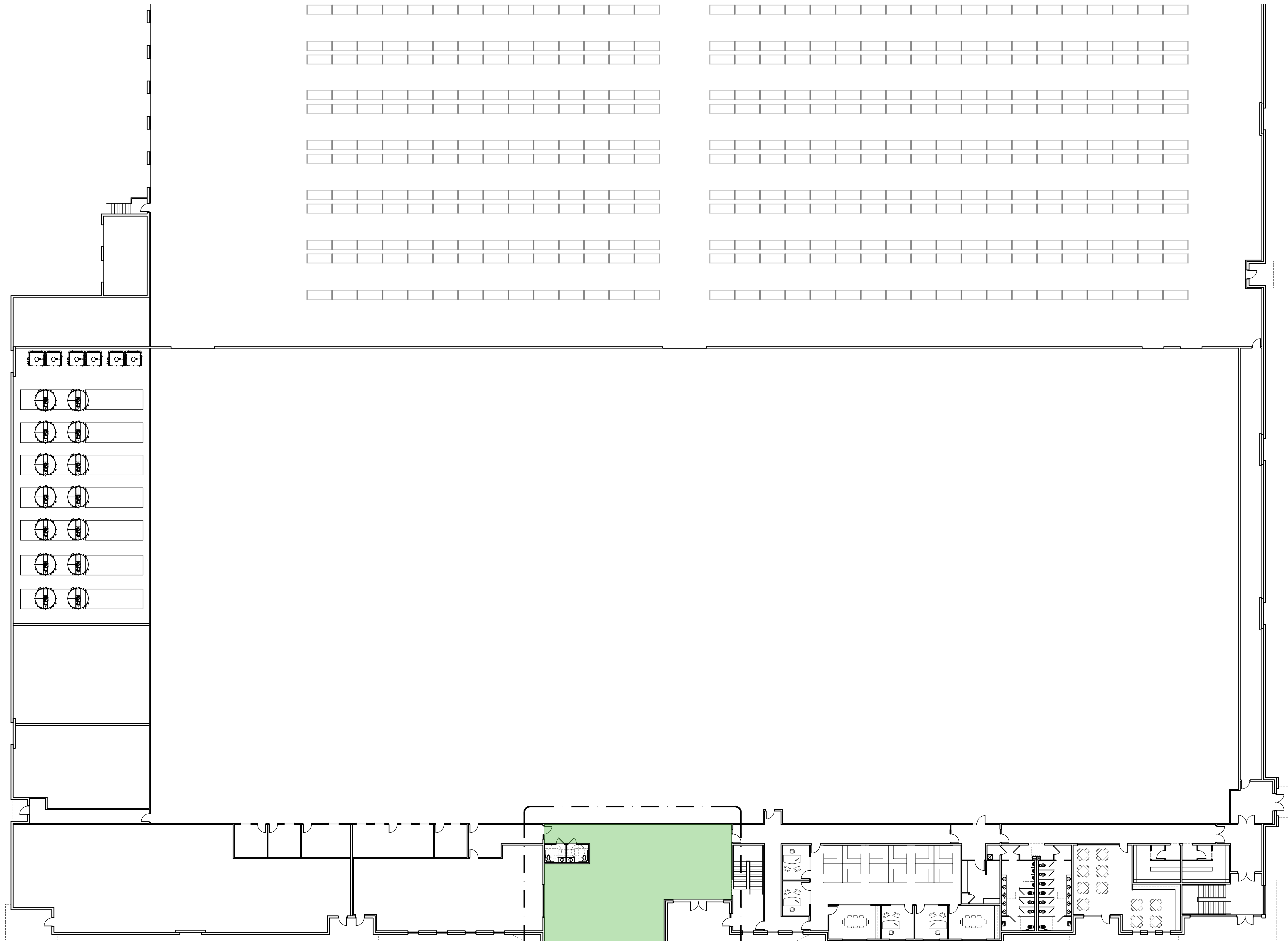
1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 20, 2022

2nd Reading: July 5, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

THENCE South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

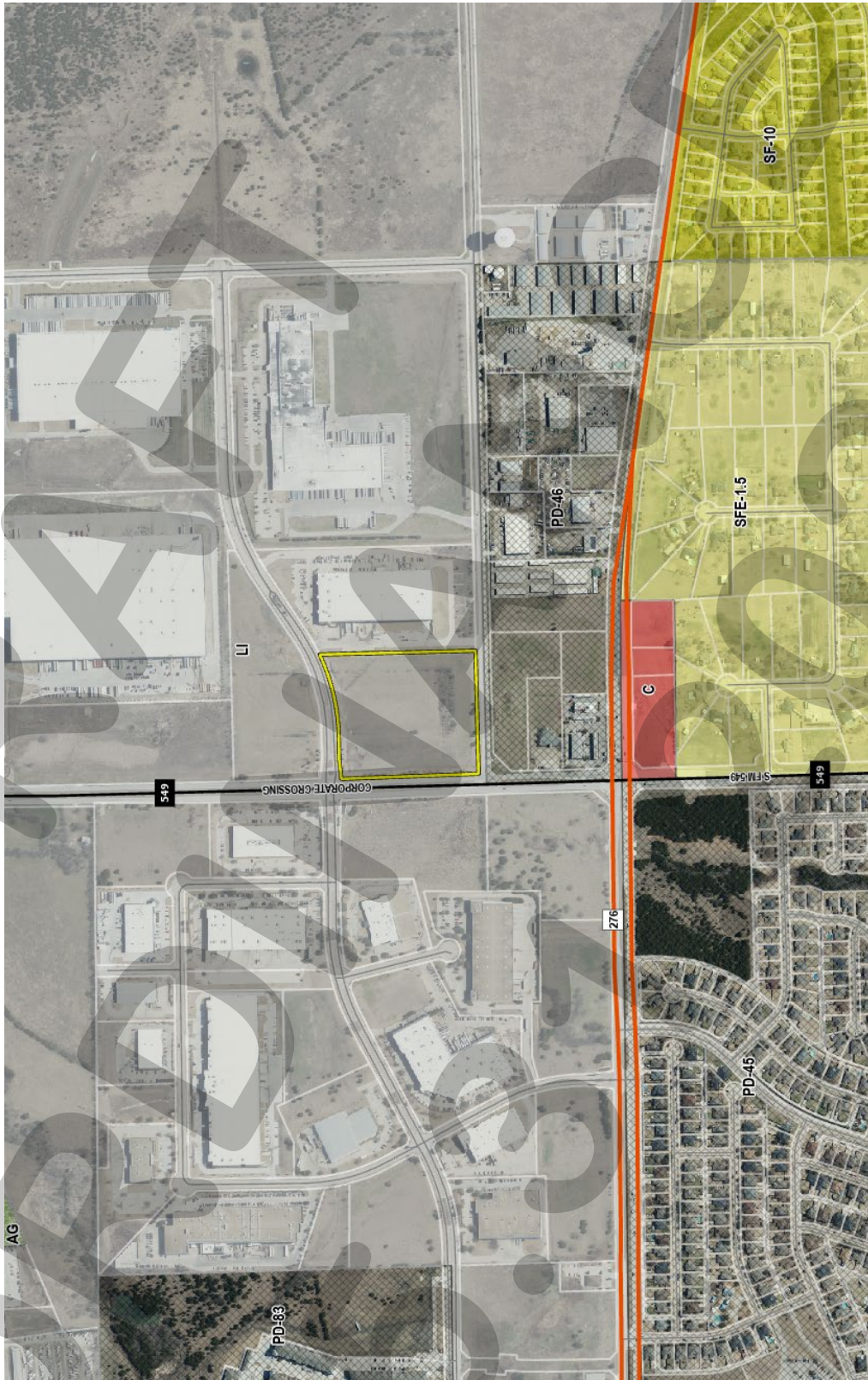
THENCE South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

THENCE North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

THENCE along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

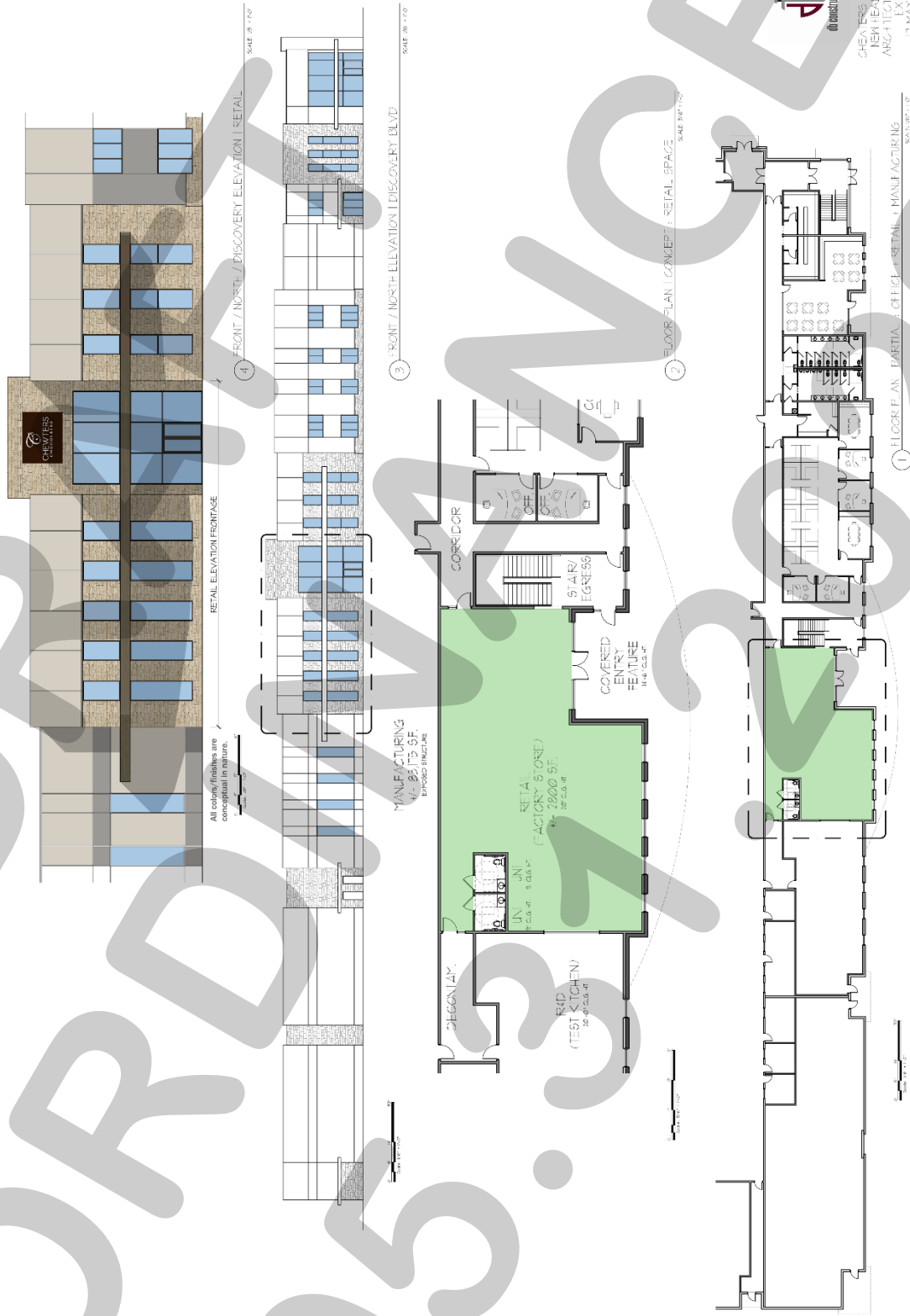
- (1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
- (2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
- (3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
- (4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
- (5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the **PLACE OF BEGINNING** and containing 22.649 acres (986,609 SF) of land, more or less.

Exhibit 'B'
Location Map



**Exhibit 'D':
Building Elevations**

di
 CHEWERS CHOCOLATES
 LEAF CHOCOLATES
 ARCHITECTURAL RETAIL
 EXHIBIT
 13 MAY 2022





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 14, 2022
APPLICANT: Cameron Ehn, PE; *DB Constructors*
CASE NUMBER: Z2022-022; *Specific Use Permit for Chewters*

SUMMARY

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property had been replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [*Case No. P2014-036*] (*listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role*). The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Cameron Ehn, PE* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a 2,800 SF *General Retail Store* as part of a larger 189,000 SF *Light Manufacturing Facility* in a Light Industrial (LI) District proposed for the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and zoned Light Industrial (LI) District.

South: Directly south of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four (4) Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.853-acre vacant tract of land (*i.e. Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186*). Beyond this is a two (2) acre parcel of land (*i.e. Lot 1, Block A, of the Pannell Subdivision*) which is developed with a House of Worship (*i.e. Church of His Glory*). Both of these lots are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond these uses is a 1.981-acre parcel of land (*i.e. Lot 2, Block A, Subway-Gateway-Health Food Store Addition*) developed with two (2) Restaurants with 2,000 SF or More, one (1) with a drive-in (*i.e. Sonic*) and one (1) without a drive-through or drive-in (*i.e. Subway*). These parcels are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a manufacturing facility (*i.e. RTT Engineered Solutions*) that is zoned Light Industrial (LI) District. Beyond this is a 38.93-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park Phase III*) developed with a manufacturing facility (*i.e. Bimbo Bakery*) that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 8.035-acre parcel of land (*i.e. Lot 7, Block A, Rockwall Technology Park Addition*) which is zoned Light Industrial (LI) District and is currently owned by the Rockwall Economic Development Corporation (REDC). Beyond this is a four (4) acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Addition*) currently developed with a 29,520 SF Office Building (*i.e. L3 Technologies*). Beyond this is Research Circle, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* in a Light Industrial (LI) District. The proposed *General Retail Store* will be a 2,800 SF portion of a larger 189,000 SF *Light Manufacturing Facility* that is being proposed to establish a gift shop for customers to purchase chocolate manufactured at the facility.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationary; pets; drugs; hardware; and similar consumer goods." In this case, the applicant's proposed business -- *which will sell chocolates manufactured on-site* -- falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that not all retail operations are appropriate within the City's industrial areas, and that the City Council should have discretionary oversight with regard to the types of retail operations and their impacts within these types of districts.

STAFF ANALYSIS

According to *Table 5* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *General Retail Store* requires one (1) parking space per 250 SF of building area. According to the site plan provided by the applicant, the proposed *General Retail Store* consists of 2,800 SF, which will require 12 parking spaces. In this case, the applicant has provided a site plan showing where the 12 parking spaces for the *General Retail Store* will be constructed. Based on this, the applicant's request appears to conform with all requirements of the Unified Development Code (UDC). Staff should also point out that the primary purpose of the facility will be to manufacture chocolate products -- *with only a small portion of the facility being dedicated to the General Retail Store* --, and based on this the requested land use does not appear to create a negative

impact on any adjacent property; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 26, 2021, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *General Retail Store* within a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The *General Retail Store* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance
- (2) Any construction resulting from the approval of this zoning change 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 **Discovery Blvd**

SUBDIVISION **Rockwall Technology Park Ph 2**

LOT **1**

BLOCK **B**

GENERAL LOCATION **SE corner of Corporate Crossing and Discovery Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant**

PROPOSED ZONING **LI with SUP for Retail**

PROPOSED USE **Warehouse/Distribution/Food Process/Retail**

ACREAGE **10.6+-**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **Rockwall Economic Development**

APPLICANT **db constructors**

CONTACT PERSON **Matt Wavering**

CONTACT PERSON **Cameron Ehn, PE**

ADDRESS **2610 Observation Trl, Suite 104**

ADDRESS **2400 Great Southwest Pkwy**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Fort Worth, TX 76106**

PHONE **972-772-0025**

PHONE **817-626-7300**

E-MAIL **mwavering@rockwalledc.com**

E-MAIL **cameron@dbconstructors.com**

NOTARY VERIFICATION [REQUIRED]

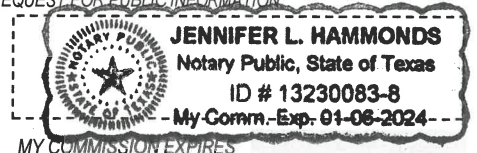
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Matt Wavering** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

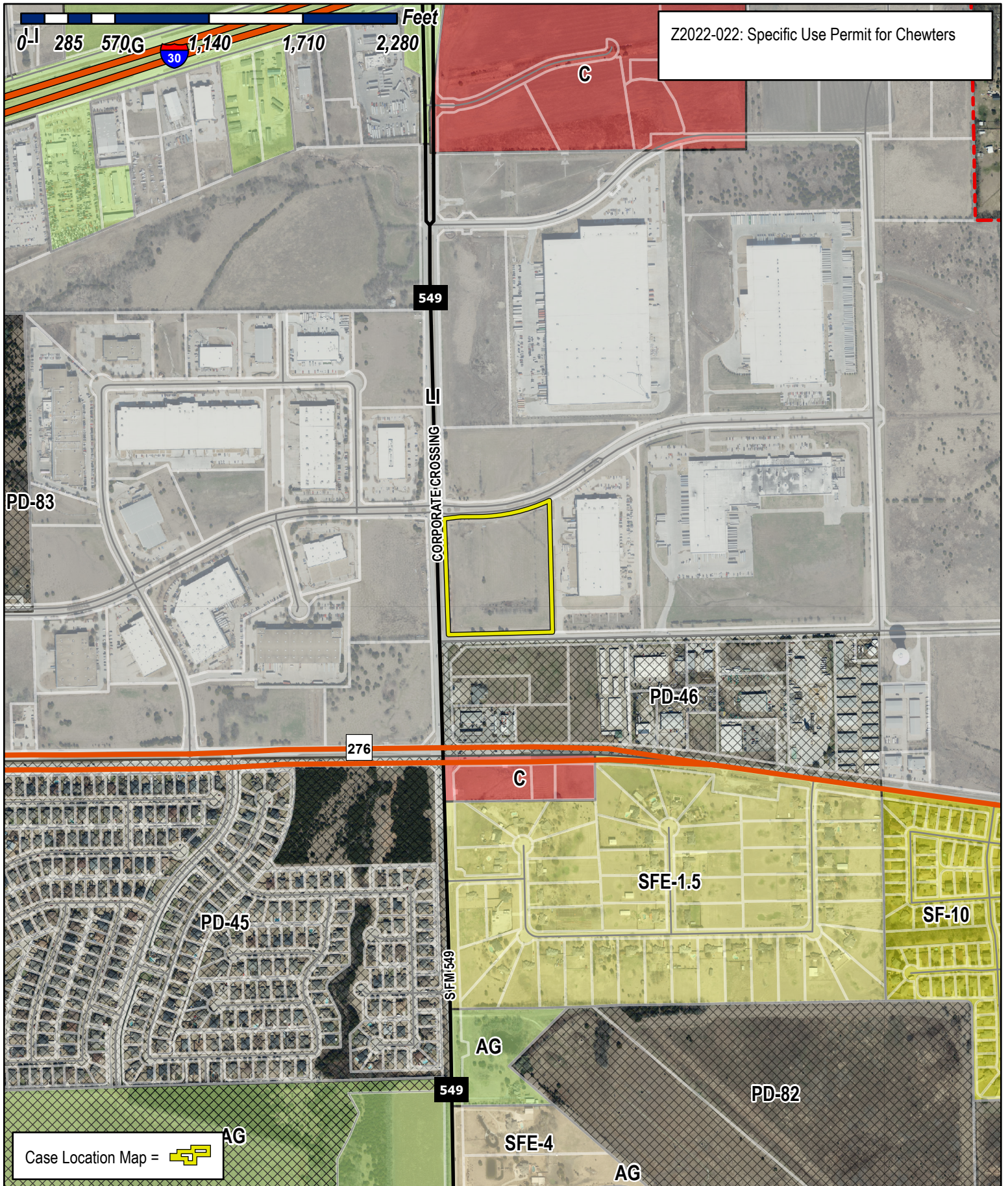
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **359.74** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **May**, 20**22**. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16** DAY OF **May**, 20**22**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-022: Specific Use Permit for Chewters

PD-83

549

CORPORATE CROSSING

PD-46

276

C

SFE-1.5

SF-10

PD-45

SFM 549

AG

549

PD-82

Case Location Map =



AG

SFE-4

AG



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.

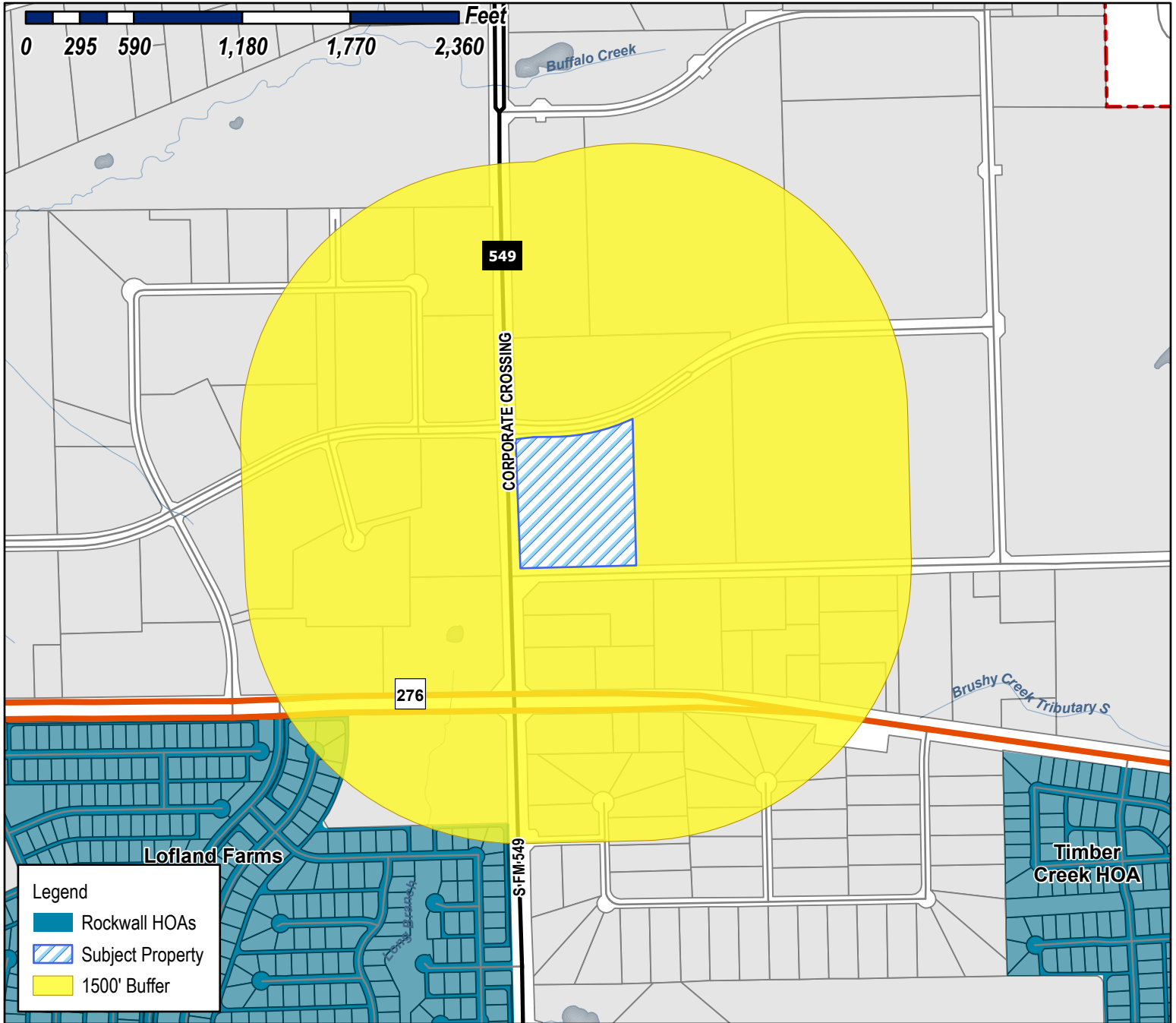




City of Rockwall

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Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:10 AM
To: mdoemeny@principal-mgmt.com; jcomerford@principal-mgmt.com
Subject: Neighborhood Notification Program [Z2022-022]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-022 SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

This email was scanned by Bitdefender

EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-022: SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-022: SUP for Chewters

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

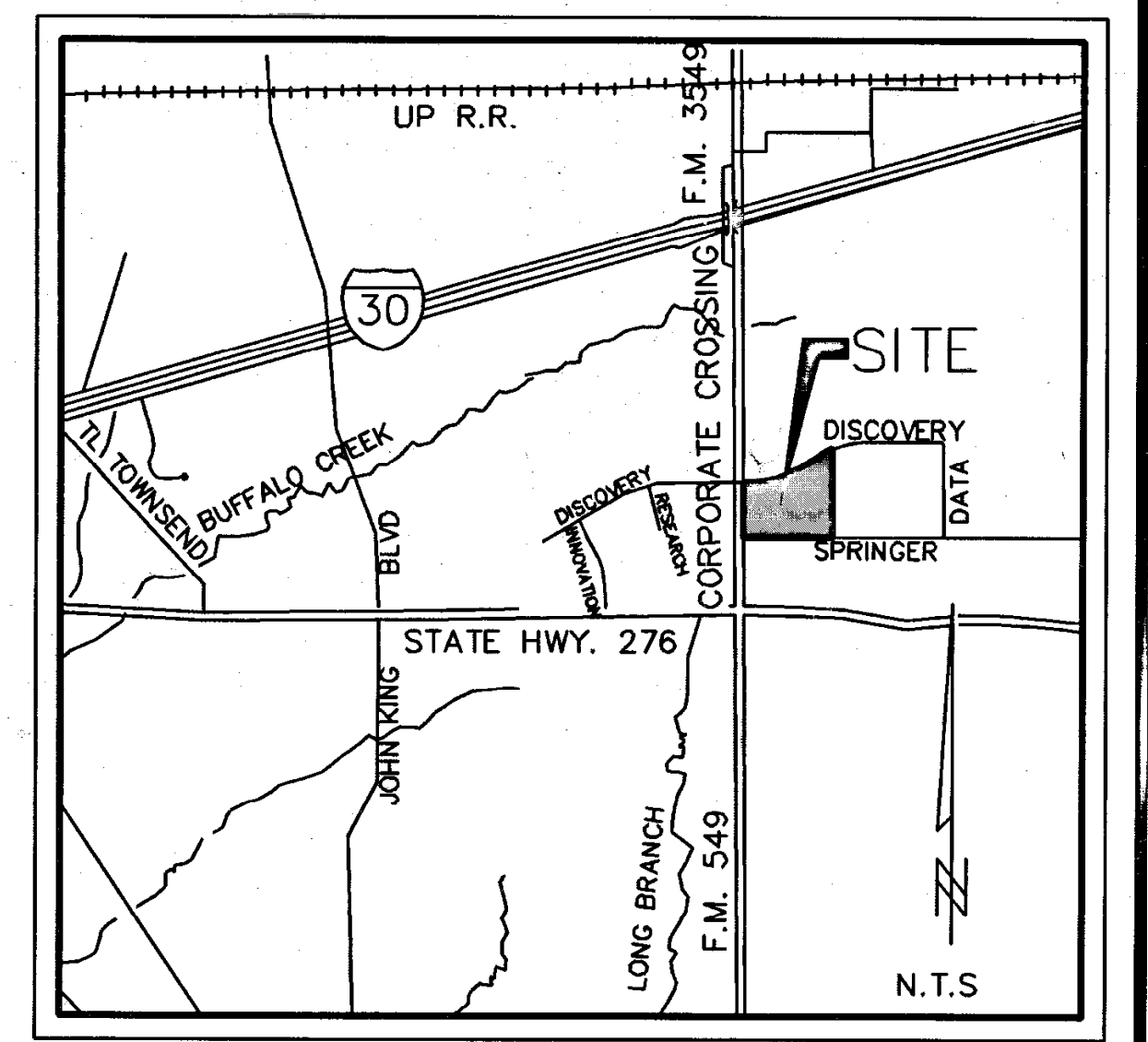
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is written over a light blue horizontal line.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

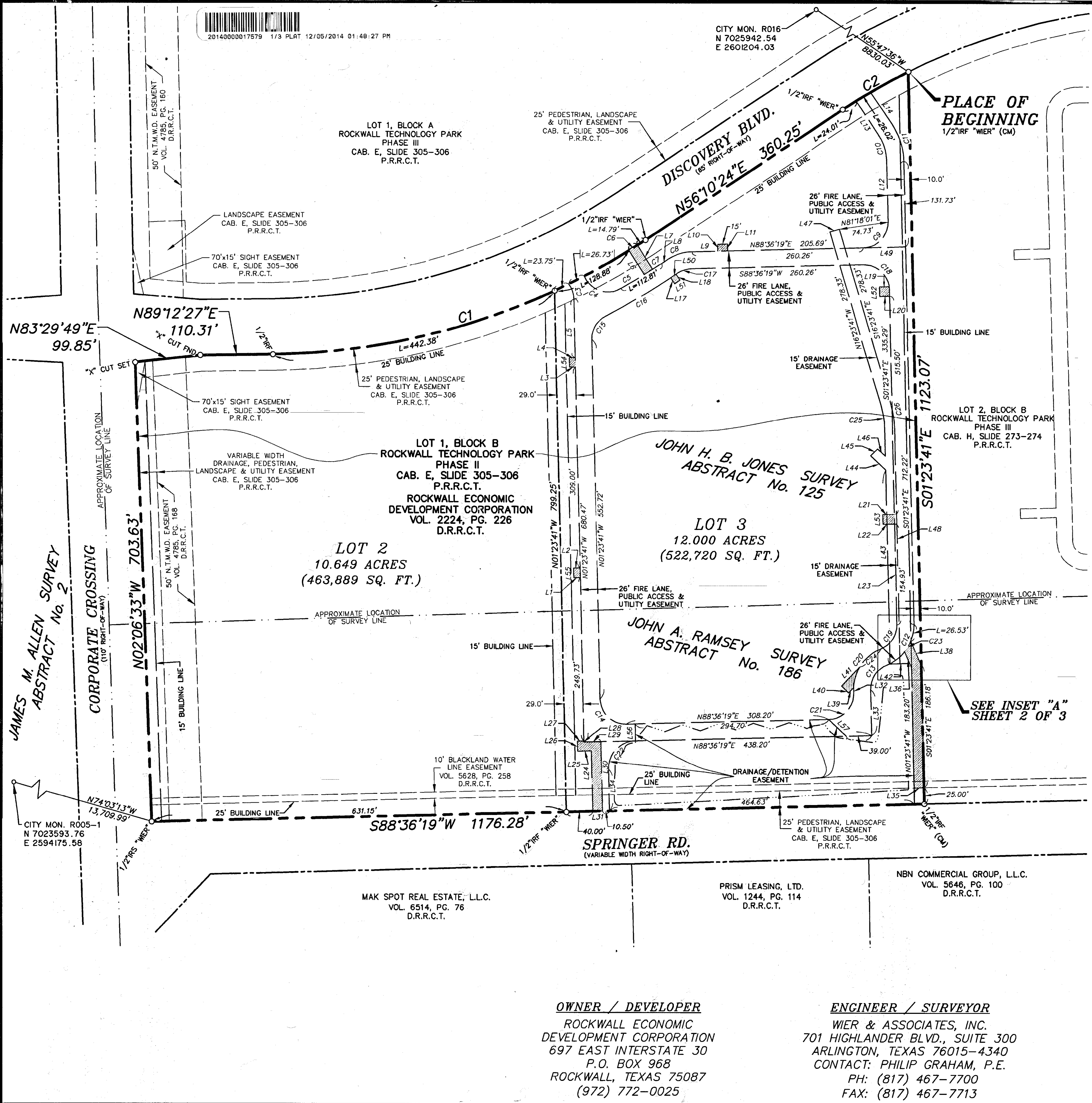


REPLAT 1113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

JAMES M. ALLEN SURVEY
ABSTRACT No. 2

CORPORATE CROSSING
(110' RIGHT-OF-WAY)

JOHN A. RAMSEY SURVEY
ABSTRACT No. 186

JOHN H. B. JONES SURVEY
ABSTRACT No. 125

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SLIDE 305-306
P.R.R.C.T.
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 2
10.649 ACRES
(463,889 SQ. FT.)

LOT 3
12.000 ACRES
(522,720 SQ. FT.)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

LANDSCAPE EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

VARIABLE WIDTH
DRAINAGE, PEDESTRIAN,
LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

10' BLACKLAND WATER
LINE EASEMENT
VOL. 5628, PG. 258
D.R.R.C.T.

DRAINAGE/DETENTION
EASEMENT

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

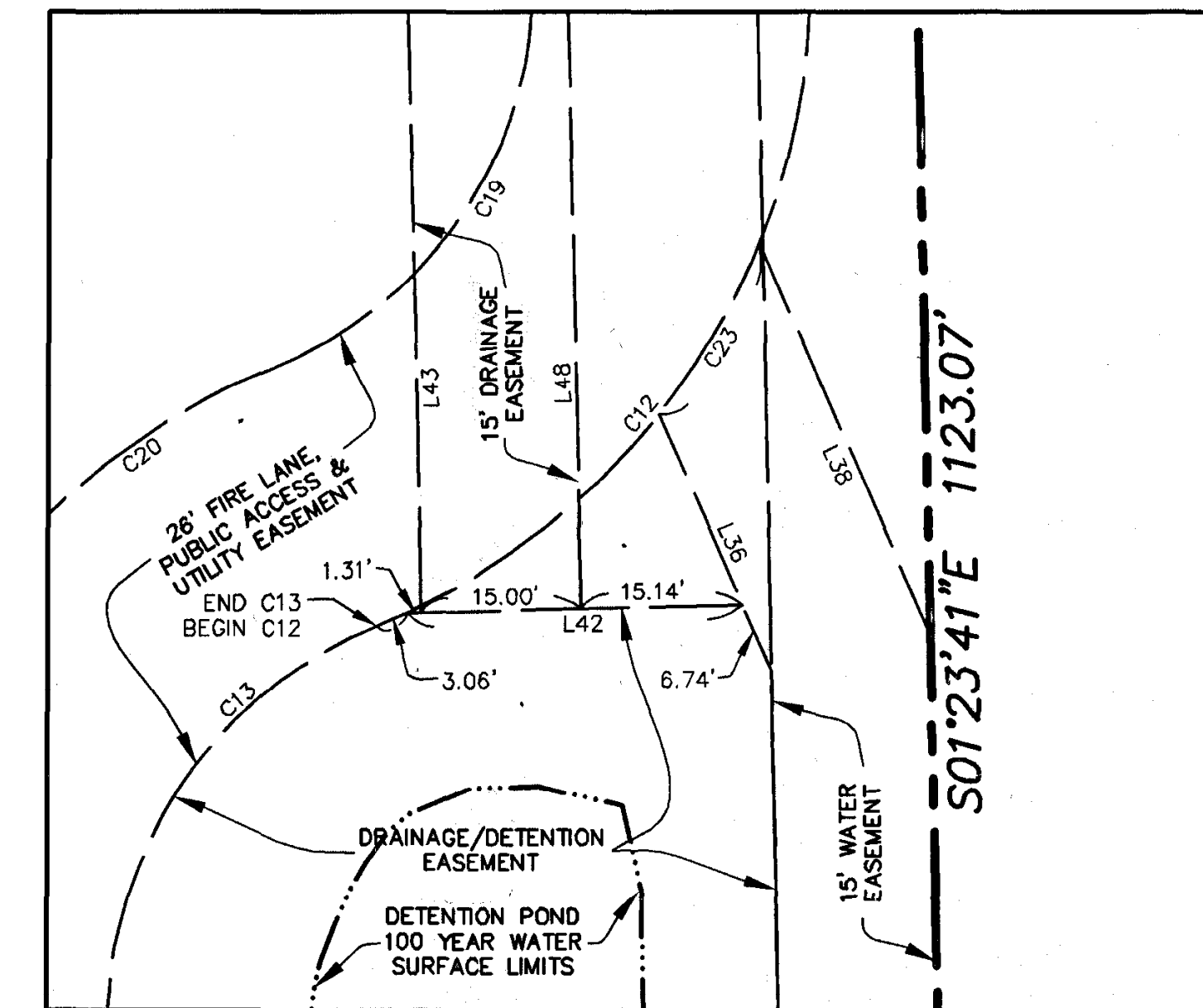
CITY MON. R005-1
N 7023593.76
E 2594175.58

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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.

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

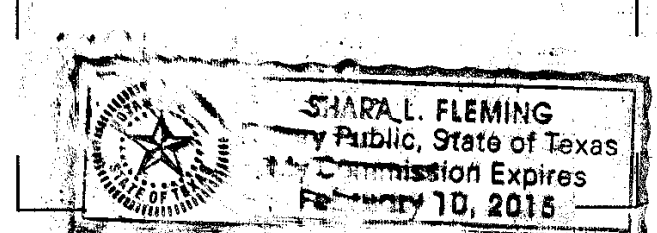
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen
11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet
PLANNING AND ZONING COMMISSION, CHAIRMAN

Kristy Helberg
CITY SECRETARY

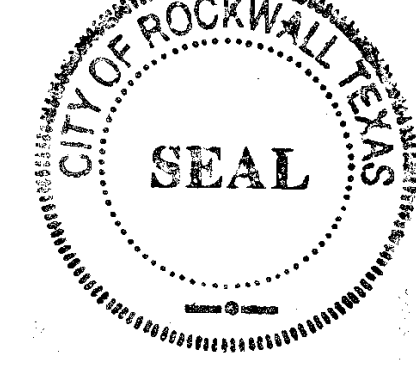
Amy Williams
CITY ENGINEER

DATE: 11/11/2014

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 17th DAY OF November, 2014.

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 11th DAY OF December, 2014.



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

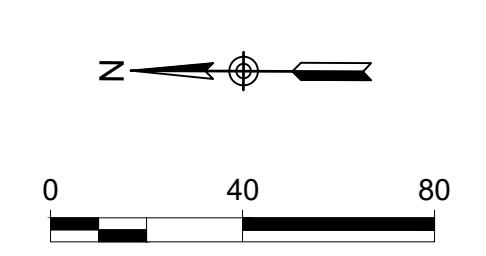
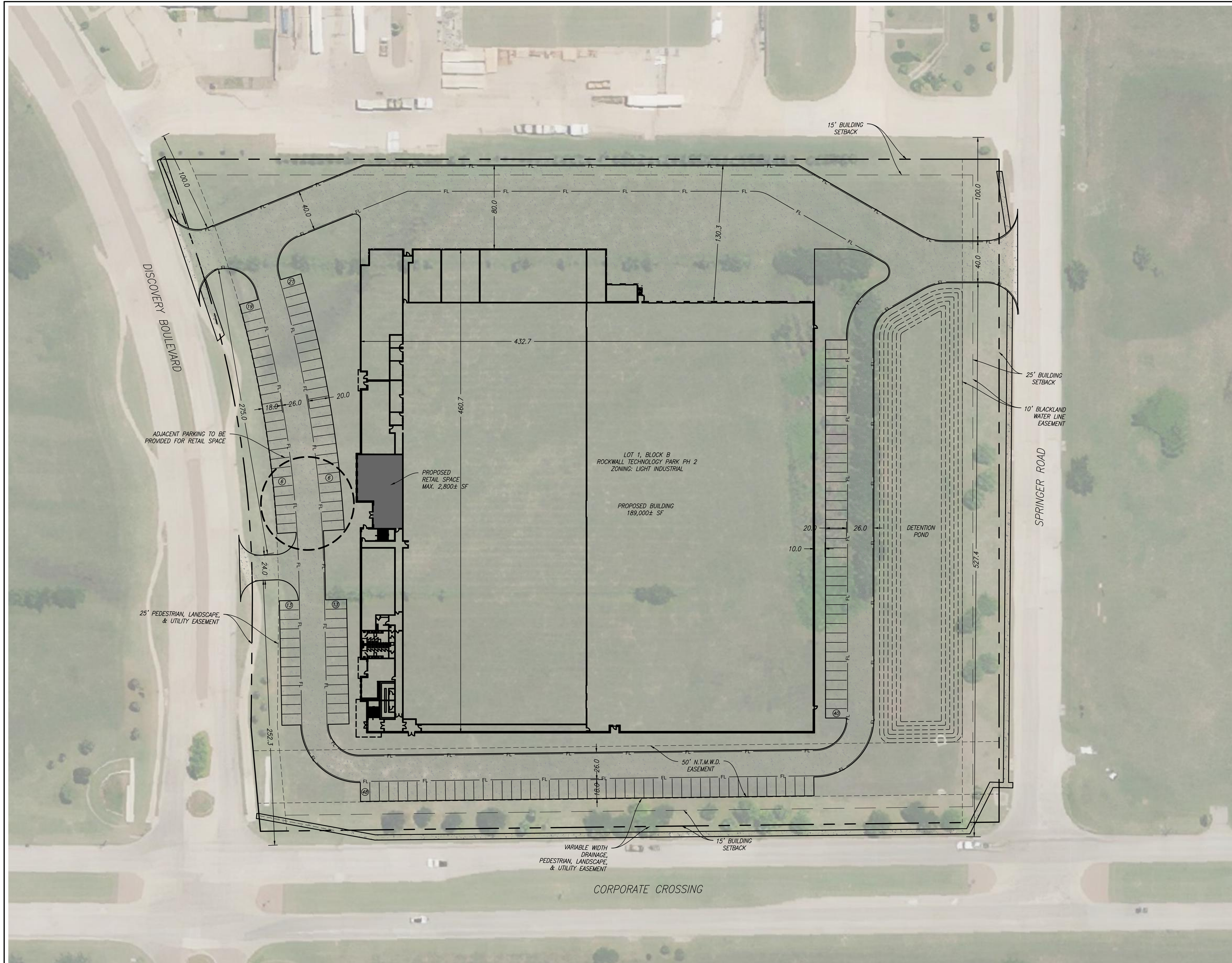
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

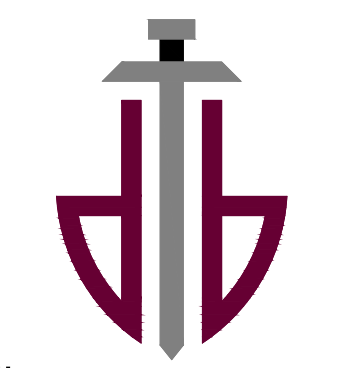
Sheri



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 6/7/2022
 DATE



db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

Z2022-022
CHEWTERS CHOCOLATES
 NEW HEADQUARTERS
 MAY 2022

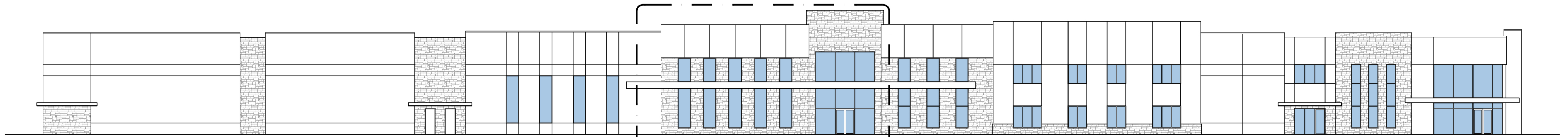


All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

SCALE: 1/8" = 1'-0"



3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

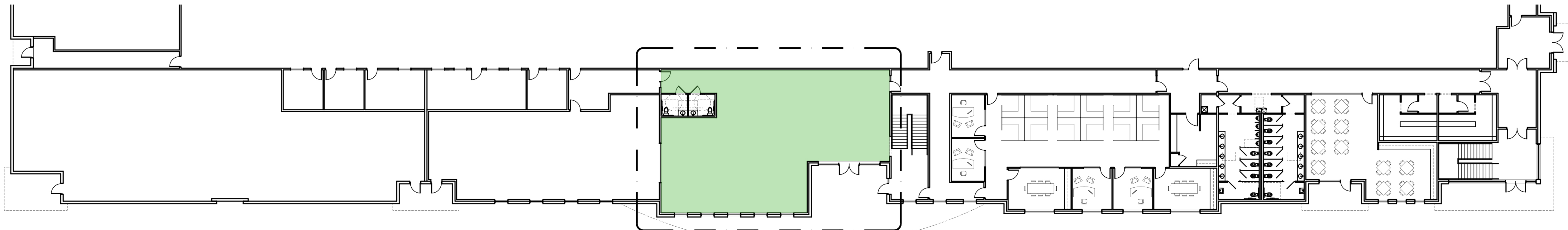
SCALE: 1/16" = 1'-0"

MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE



2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

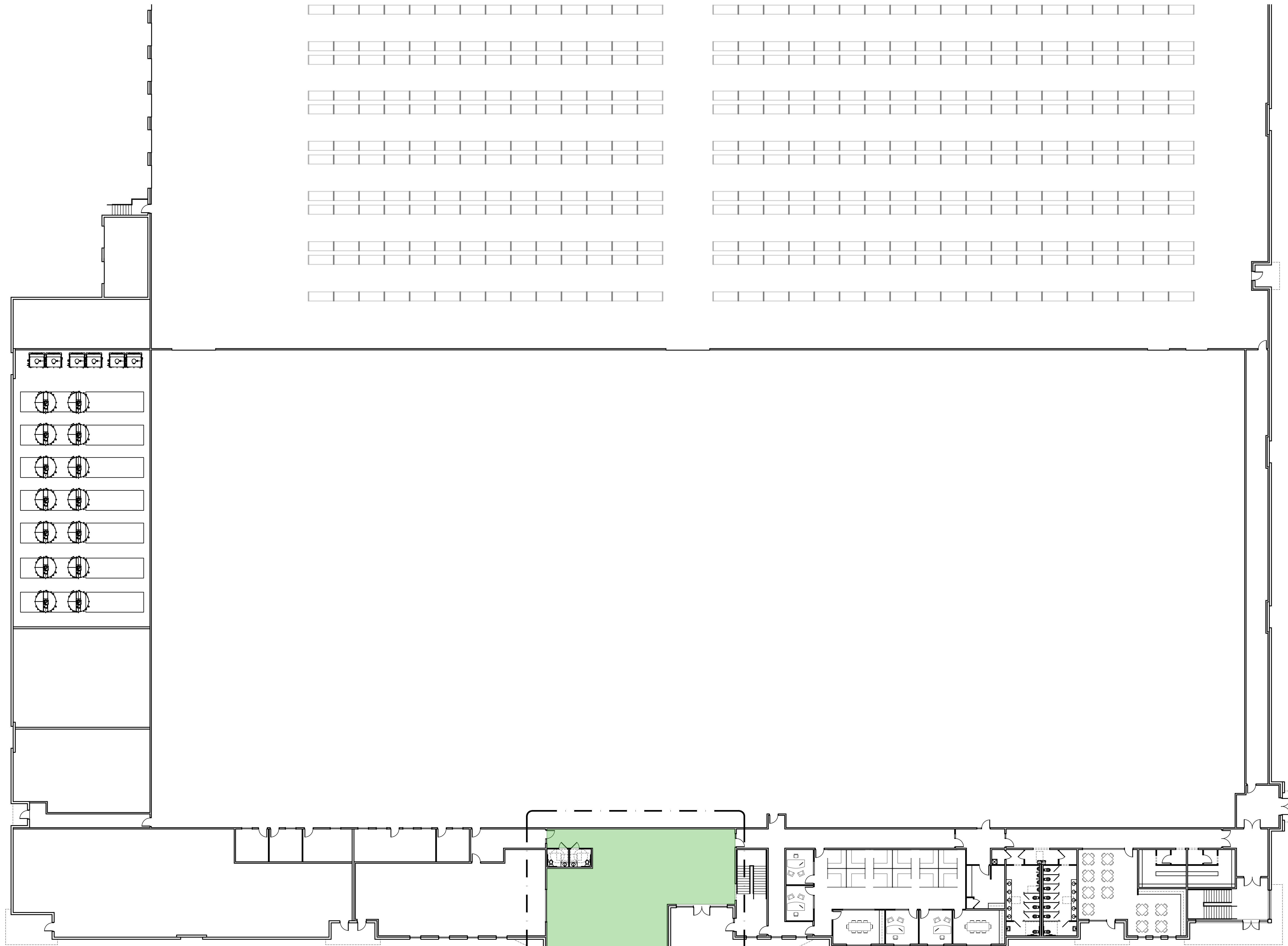
SCALE: 1/16" = 1'-0"



db constructors, inc.

Z2022- 022

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/16" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING
SCALE: 1/16" = 1'-0"



db constructors, inc.
CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 20, 2022

2nd Reading: July 5, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

THENCE South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

THENCE North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

THENCE along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

- (1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
- (2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
- (3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
- (4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
- (5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the **PLACE OF BEGINNING** and containing 22.649 acres (986,609 SF) of land, more or less.

Exhibit 'B'
Location Map

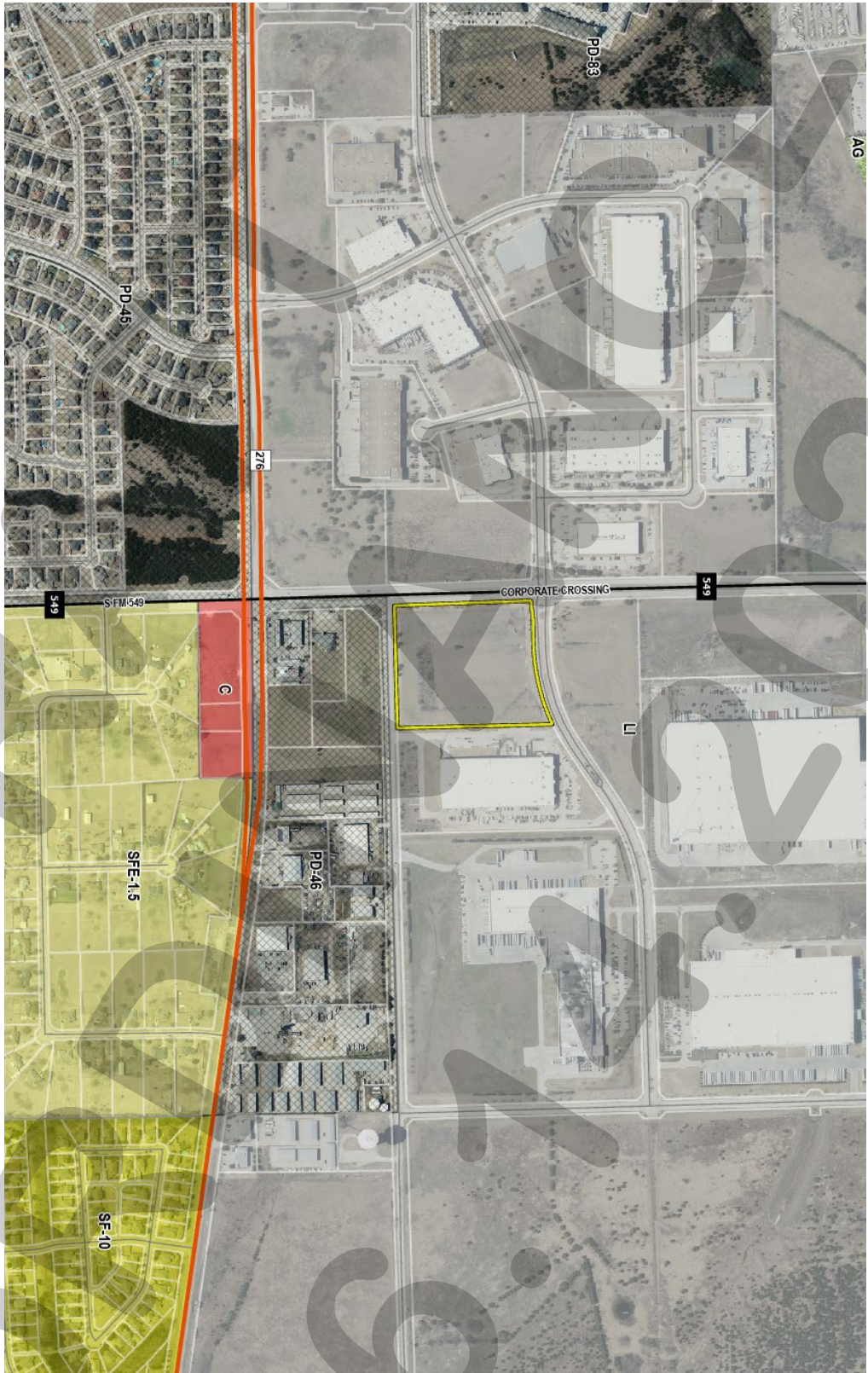
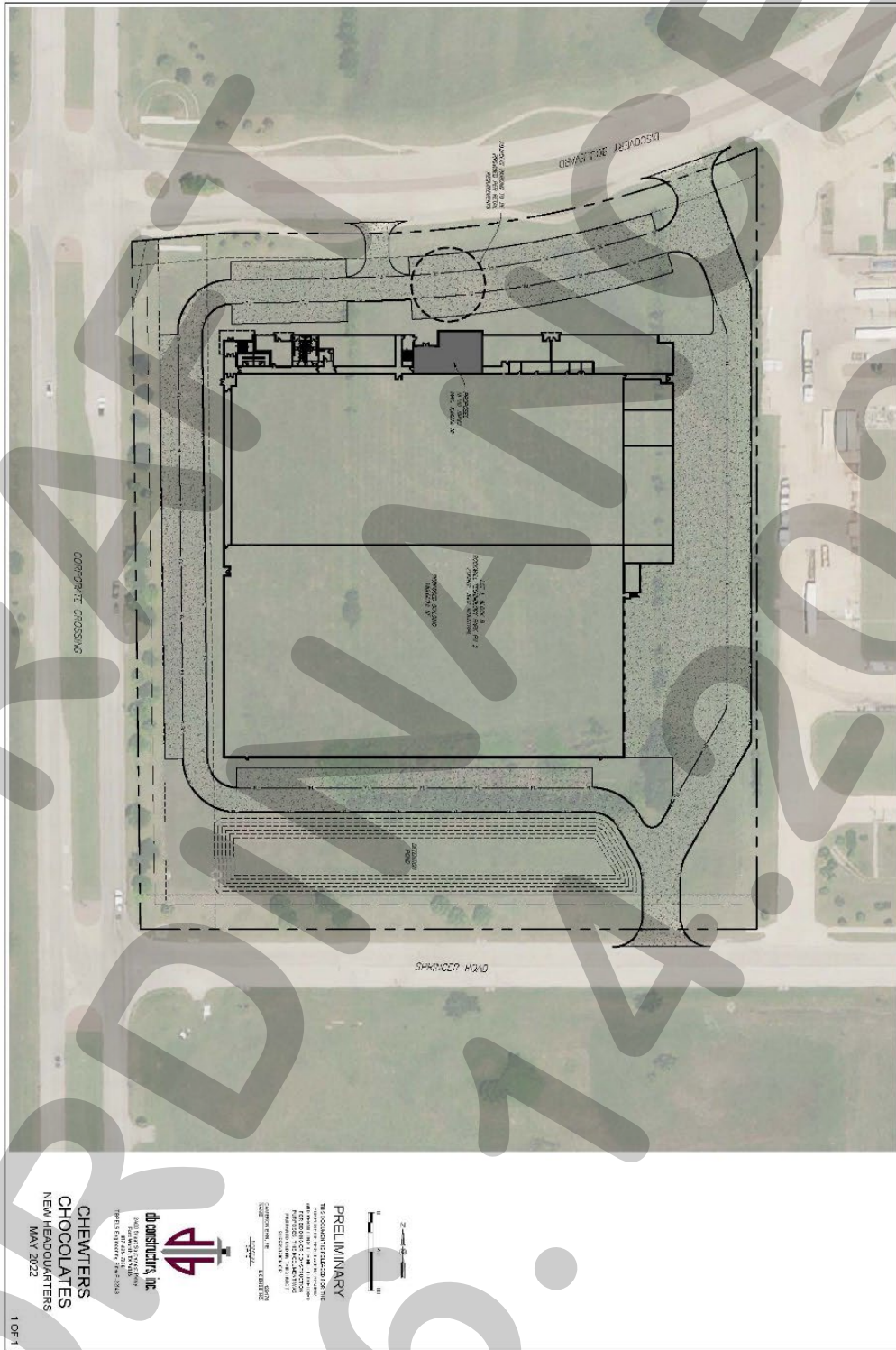
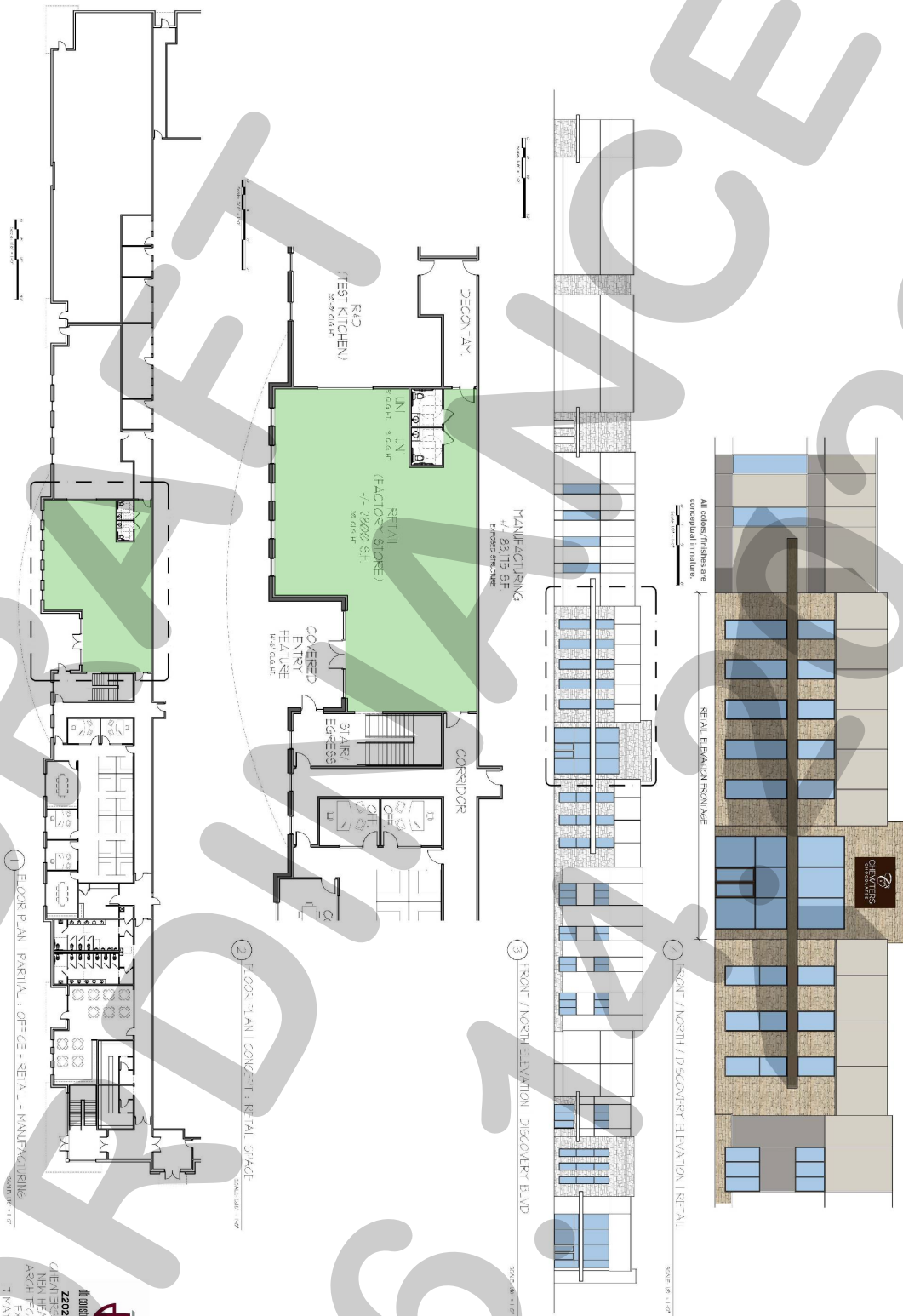


Exhibit 'C'
Concept Plan



**Exhibit 'D':
Building Elevations**




dbi architects, inc.
 23022-022
 CHEWTERS CAROLANES
 NEW HEADQUARTERS
 ARCH. GENERAL RETAIL
 EX-81
 TITVAT 2022



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: June 20, 2022
APPLICANT: Cameron Ehn, PE; *DB Constructors*
CASE NUMBER: Z2022-022; *Specific Use Permit for Chewters*

SUMMARY

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property had been replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [*Case No. P2014-036*] (*listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role*). The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Cameron Ehn, PE* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a 2,800 SF *General Retail Store* as part of a larger 189,000 SF *Light Manufacturing Facility* in a Light Industrial (LI) District proposed for the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and zoned Light Industrial (LI) District.

South: Directly south of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four (4) Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.853-acre vacant tract of land (*i.e. Tract 2-09 of the J. A. Ramsey Survey,*

Abstract No. 186). Beyond this is a two (2) acre parcel of land (*i.e. Lot 1, Block A, of the Pannell Subdivision*) which is developed with a *House of Worship (i.e. Church of His Glory)*. Both of these lots are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond these uses is a 1.981-acre parcel of land (*i.e. Lot 2, Block A, Subway-Gateway-Health Food Store Addition*) developed with two (2) *Restaurants with 2,000 SF or More*, one (1) with a drive-in (*i.e. Sonic*) and one (1) without a drive-through or drive-in (*i.e. Subway*). These parcels are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a manufacturing facility (*i.e. RTT Engineered Solutions*) that is zoned Light Industrial (LI) District. Beyond this is a 38.93-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park Phase III*) developed with a manufacturing facility (*i.e. Bimbo Bakery*) that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 8.035-acre parcel of land (*i.e. Lot 7, Block A, Rockwall Technology Park Addition*) which is zoned Light Industrial (LI) District and is currently owned by the Rockwall Economic Development Corporation (REDC). Beyond this is a four (4) acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Addition*) currently developed with a 29,520 SF *Office Building (i.e. L3 Technologies)*. Beyond this is Research Circle, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* in a Light Industrial (LI) District. The proposed *General Retail Store* will be a 2,800 SF portion of a larger 189,000 SF *Light Manufacturing Facility* that is being proposed to establish a gift shop for customers to purchase chocolate manufactured at the facility.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationary; pets; drugs; hardware; and similar consumer goods." In this case, the applicant's proposed business -- *which will sell chocolates manufactured on-site* -- falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that not all retail operations are appropriate within the City's industrial areas, and that the City Council should have discretionary oversight with regard to the types of retail operations and their impacts within these types of districts.

STAFF ANALYSIS

According to *Table 5 of Article 06, Parking and Loading*, of the Unified Development Code (UDC), a *General Retail Store* requires one (1) parking space per 250 SF of building area. According to the site plan provided by the applicant, the proposed *General Retail Store* consists of 2,800 SF, which will require 12 parking spaces. In this case, the applicant has provided a site plan showing where the 12 parking spaces for the *General Retail Store* will be constructed. Based on this, the applicant's request appears to conform with all requirements of the Unified Development Code (UDC). Staff should also point out that the primary purpose of the facility will be to manufacture chocolate products -- *with only a small portion of the facility being dedicated to the General Retail Store* --, and based on this the requested land use does not appear to create a negative impact on any adjacent property; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

NOTIFICATIONS

On May 26, 2021, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *General Retail Store* within a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The *General Retail Store* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 14, 2022, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with a vote of 4-0, with commissioners Womble, Conway, and Thompson 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 **Discovery Blvd**

SUBDIVISION **Rockwall Technology Park Ph 2**

LOT **1**

BLOCK **B**

GENERAL LOCATION **SE corner of Corporate Crossing and Discovery Blvd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant**

PROPOSED ZONING **LI with SUP for Retail**

PROPOSED USE **Warehouse/Distribution/Food Process/Retail**

ACREAGE **10.6+-**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

OWNER **Rockwall Economic Development**

APPLICANT **db constructors**

CONTACT PERSON **Matt Wavering**

CONTACT PERSON **Cameron Ehn, PE**

ADDRESS **2610 Observation Trl, Suite 104**

ADDRESS **2400 Great Southwest Pkwy**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Fort Worth, TX 76106**

PHONE **972-772-0025**

PHONE **817-626-7300**

E-MAIL **mwavering@rockwalledc.com**

E-MAIL **cameron@dbconstructors.com**

NOTARY VERIFICATION [REQUIRED]

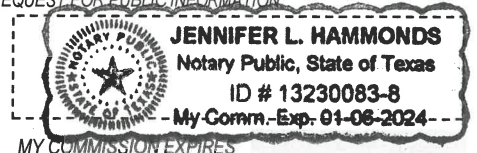
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Matt Wavering** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **359.74** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **May**, 20**22**. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16** DAY OF **May**, 20**22**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

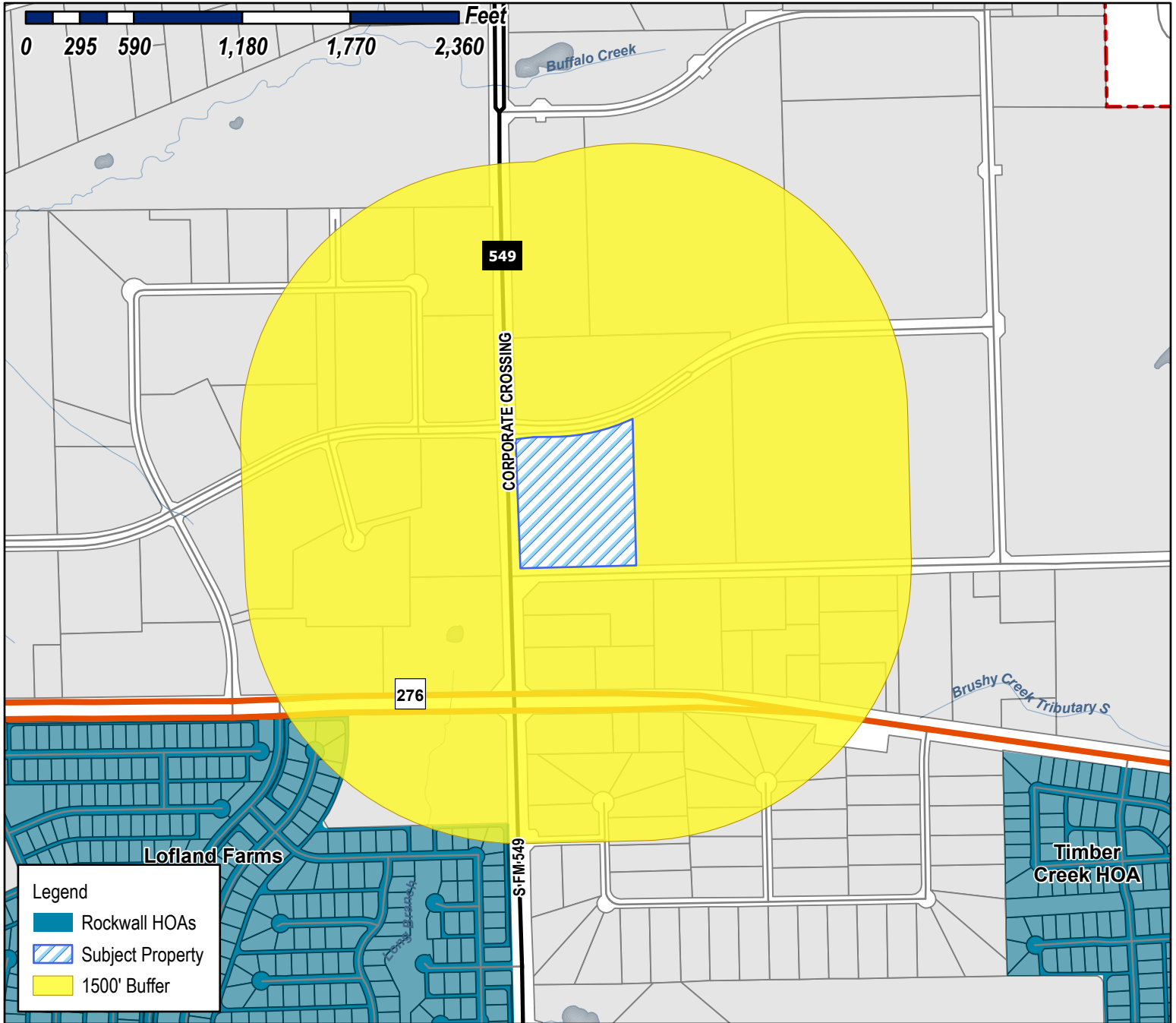




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:10 AM
To: mdoemeny@principal-mgmt.com; jcomerford@principal-mgmt.com
Subject: Neighborhood Notification Program [Z2022-022]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-022 SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

<http://www.rockwall.com/planning/>

This email was scanned by Bitdefender

EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO
A CALIFORNIA CORPORATION
1700 SCIENCE PL
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

Case No. Z2022-022: SUP for Chewters

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-022: SUP for Chewters

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

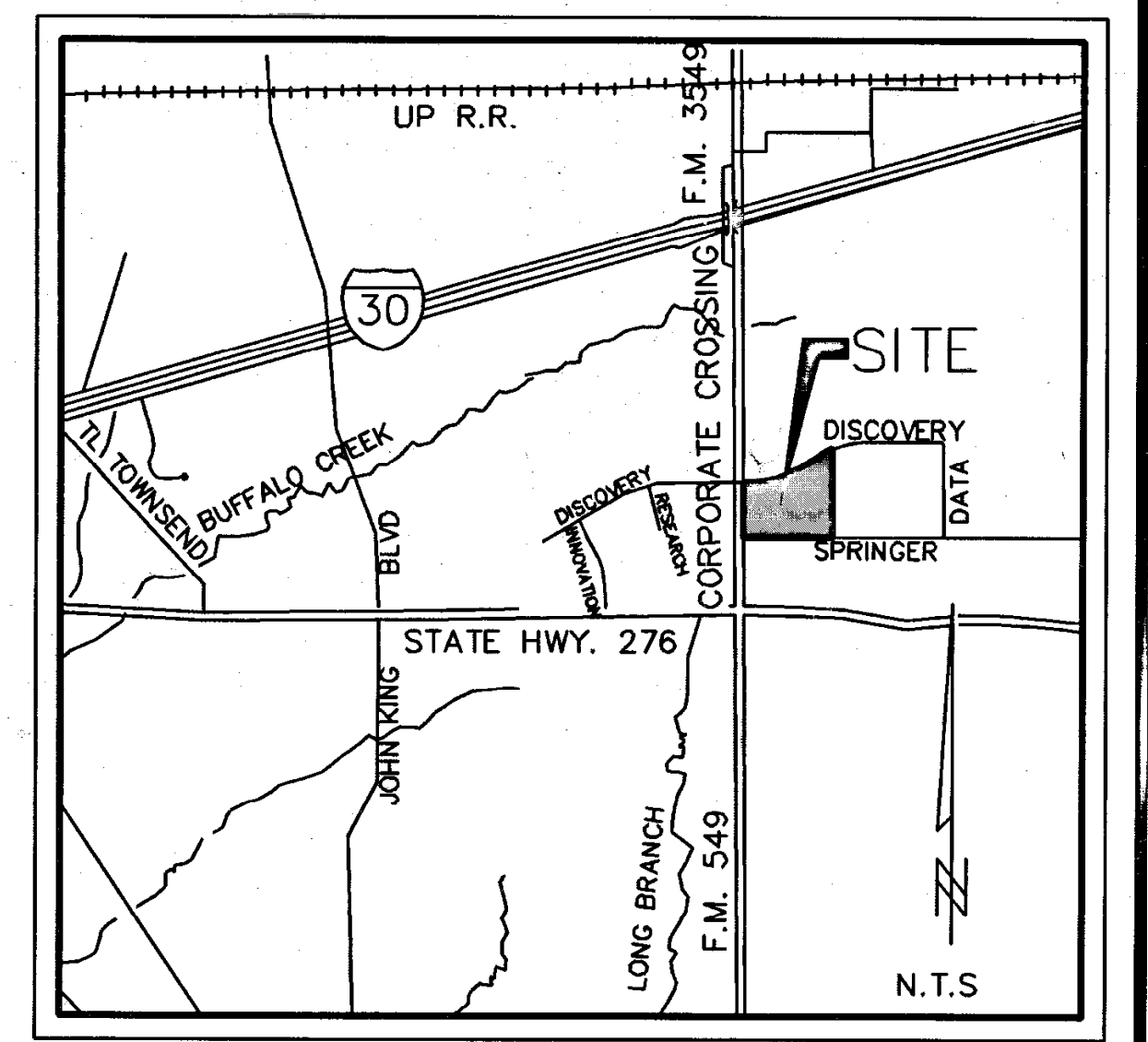
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is positioned above the typed name.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

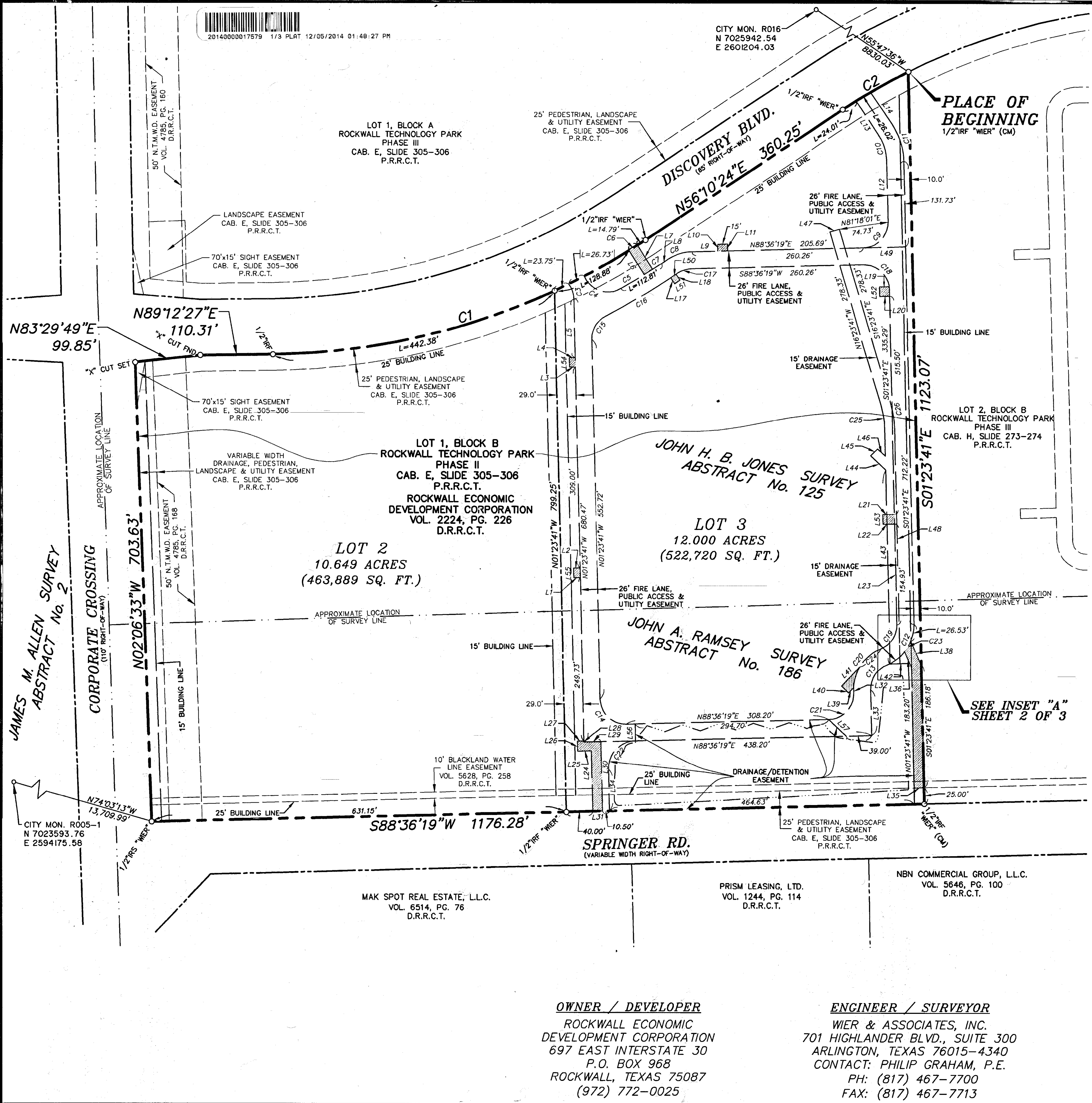


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

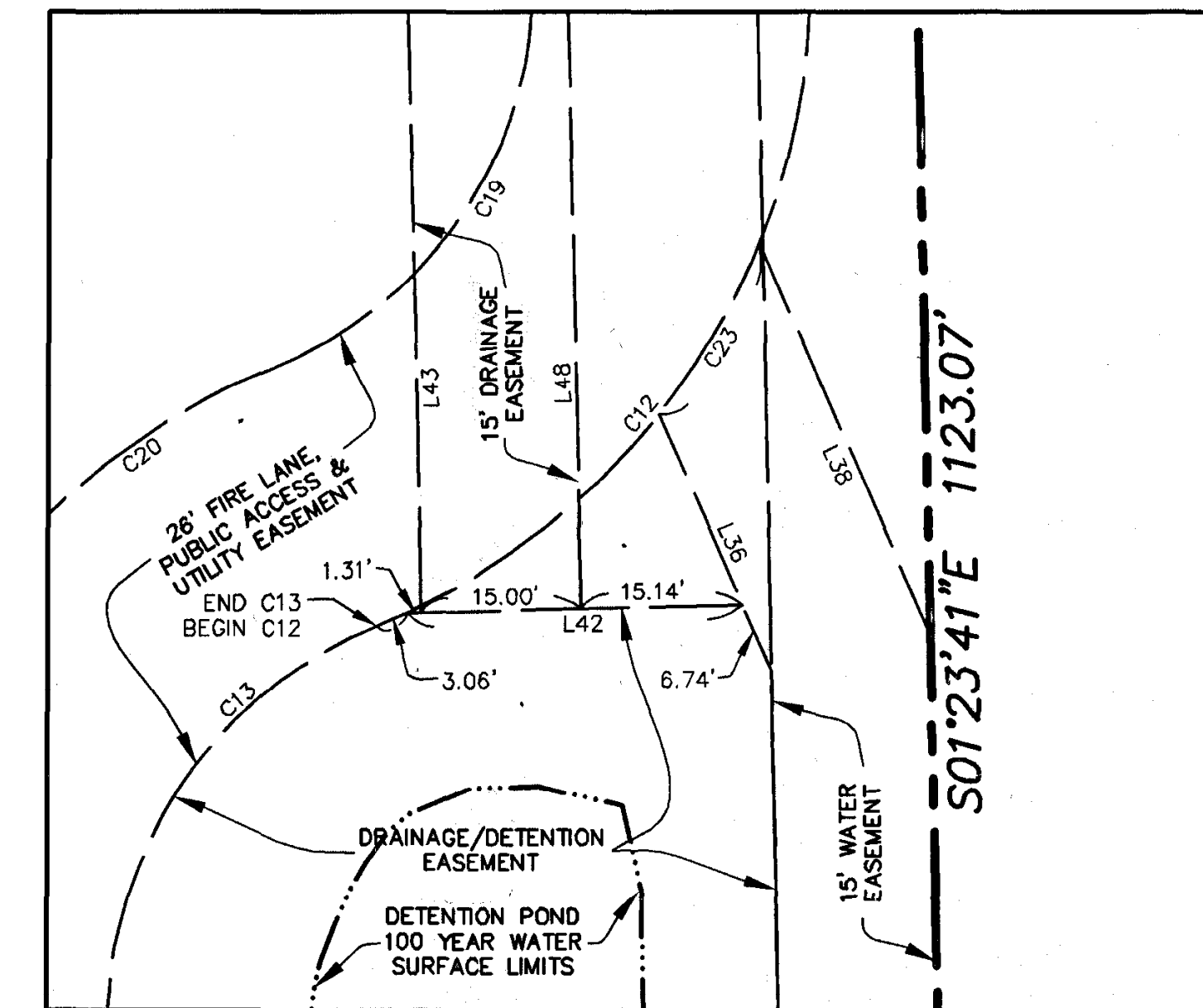
PRINTED: 11/24/2014 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/21/2014 4:31 PM SAVED BY: MATTHEW REPLAT-98041.DWG

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
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ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF JULY, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 20, 2022

2nd Reading: July 5, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

THENCE South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

THENCE North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

THENCE along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

- (1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
- (2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
- (3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
- (4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
- (5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the **PLACE OF BEGINNING** and containing 22.649 acres (986,609 SF) of land, more or less.

Exhibit 'B'
Location Map

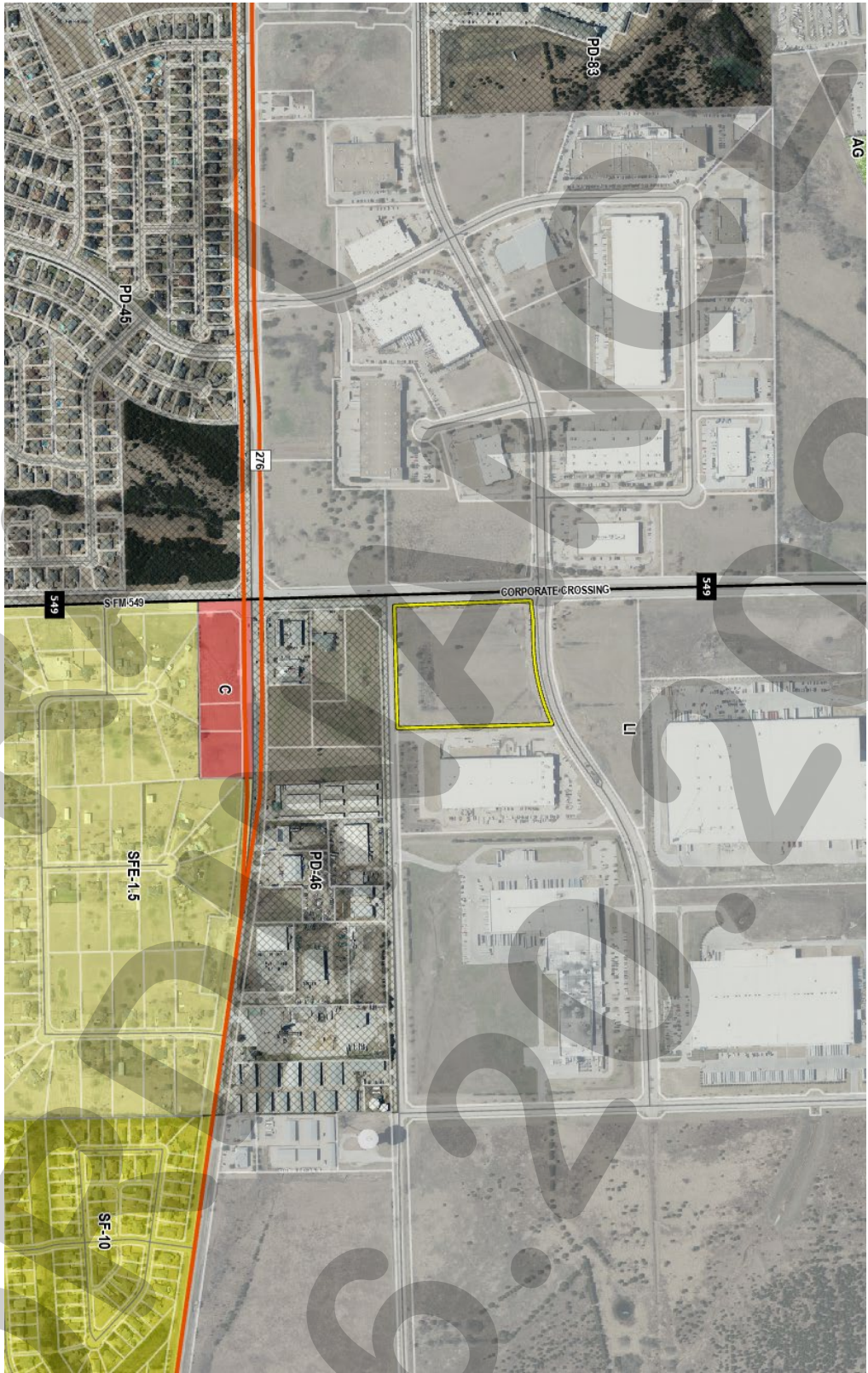
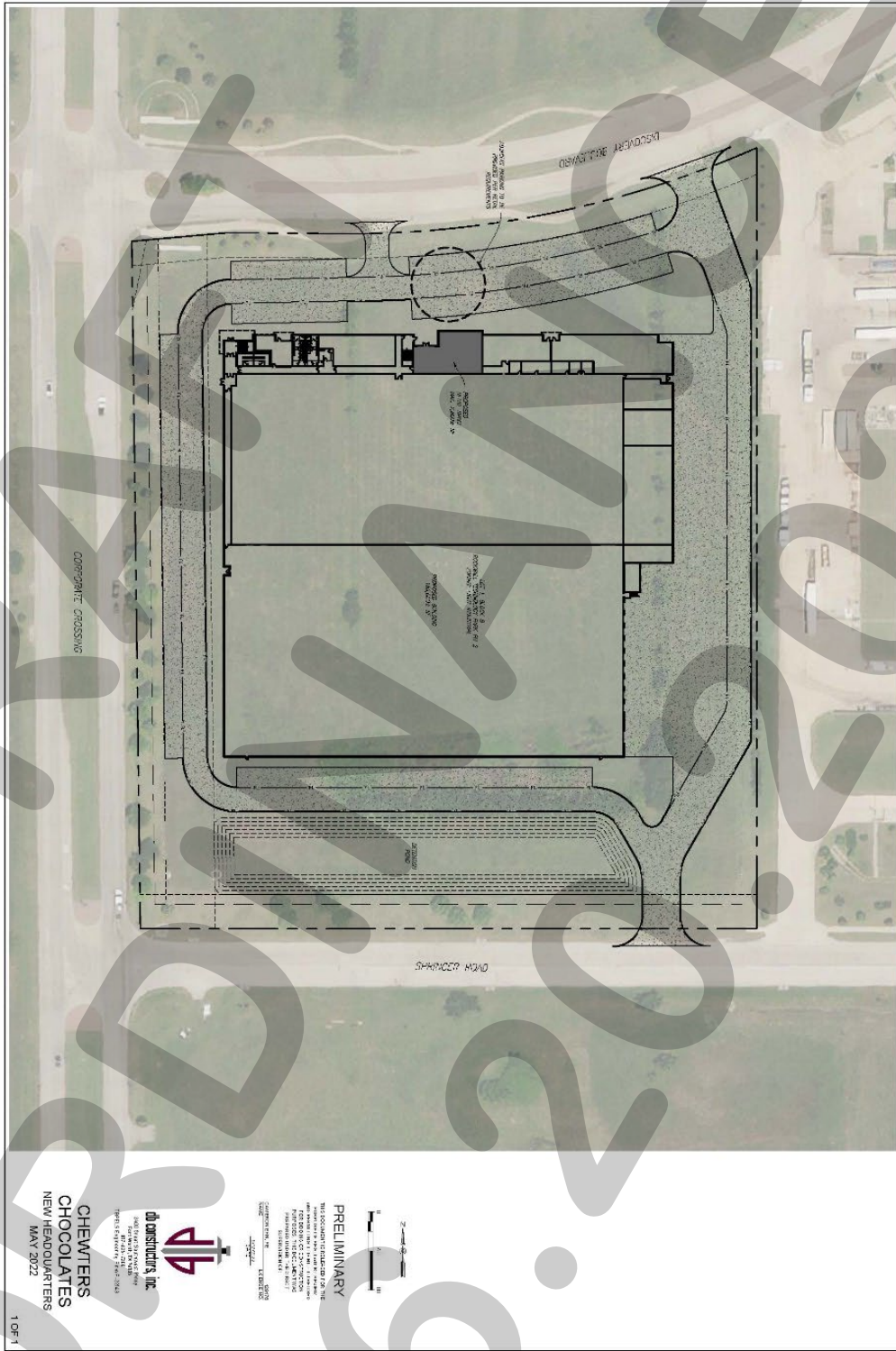


Exhibit 'C'
Concept Plan



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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.

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

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

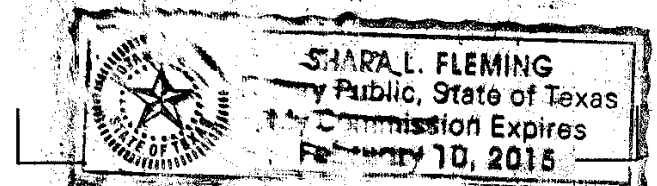
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



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

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

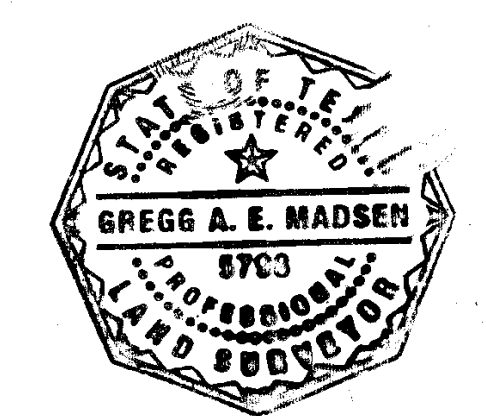
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen 11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 11/11/2014
PLANNING AND ZONING COMMISSION, CHAIRMAN DATE

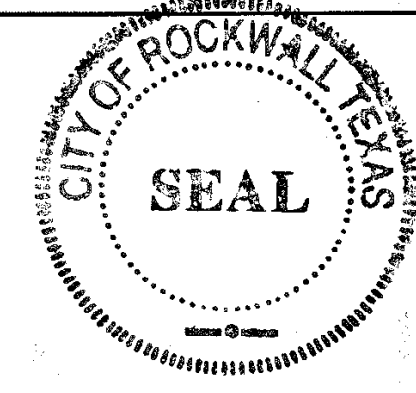
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 17th DAY OF November, 2014.

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 17th DAY OF December, 2014.

Paul Sweet Mayor, City of Rockwall
Kristy Helberg City Secretary
Ann Williams City Engineer



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

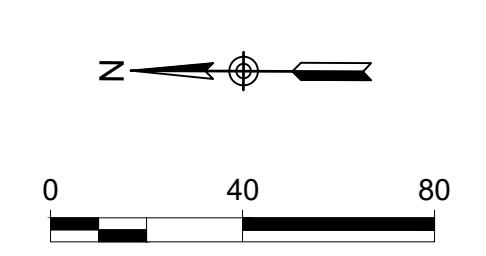
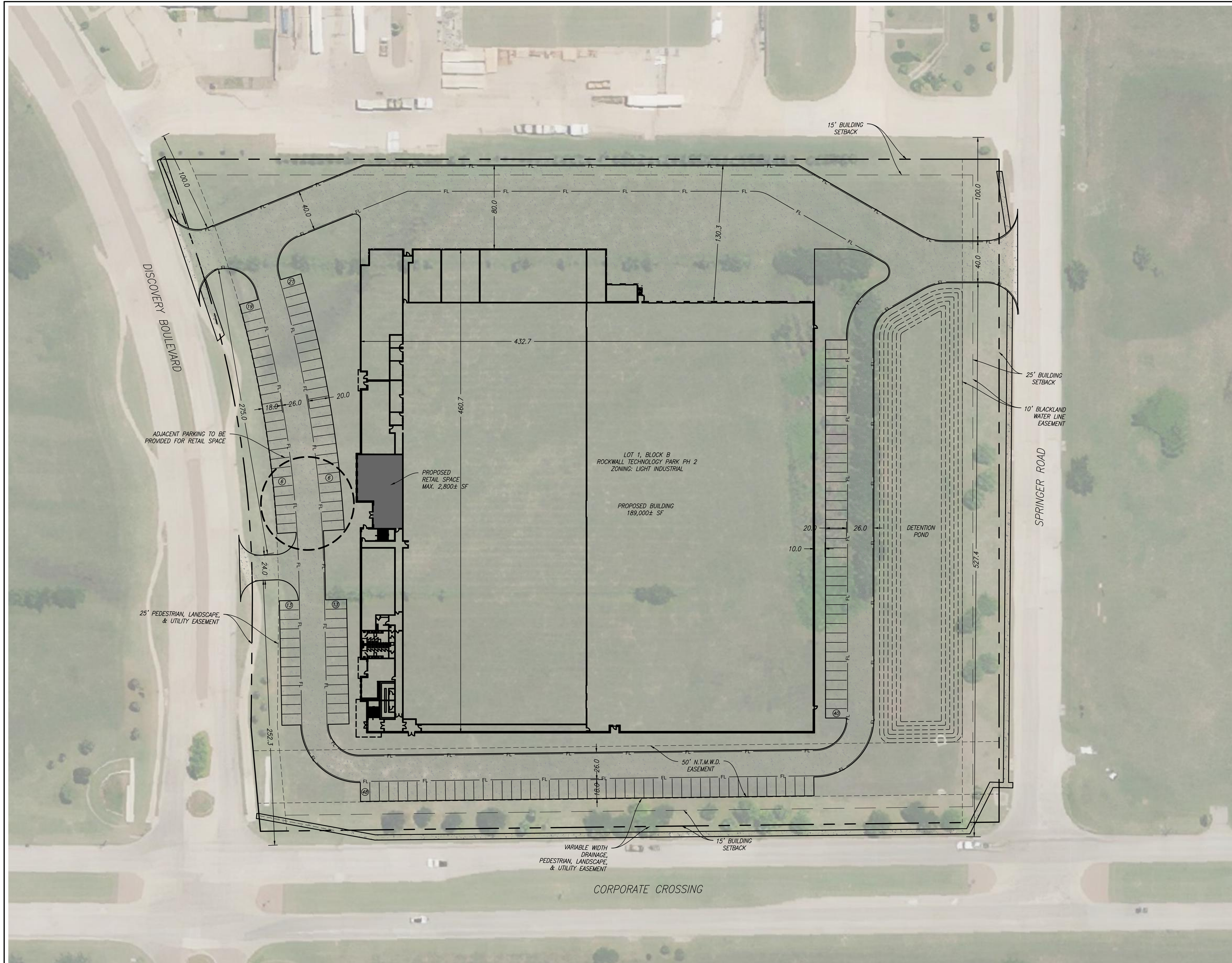
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

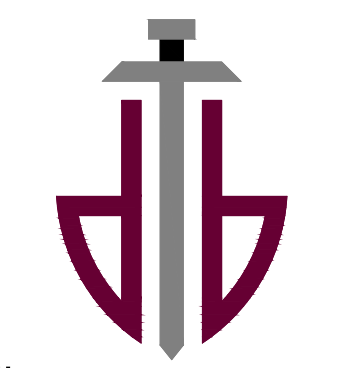
Sheri



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 6/7/2022
 DATE



db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

Z2022-022
**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022

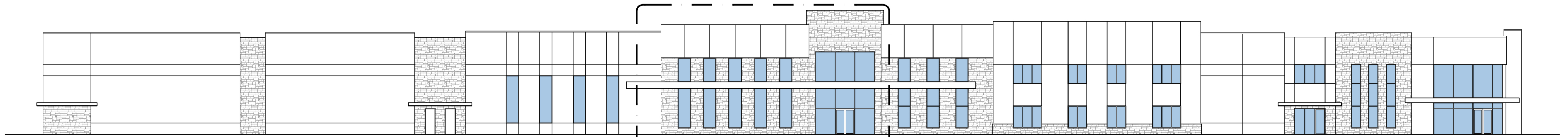


All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

SCALE: 1/8" = 1'-0"

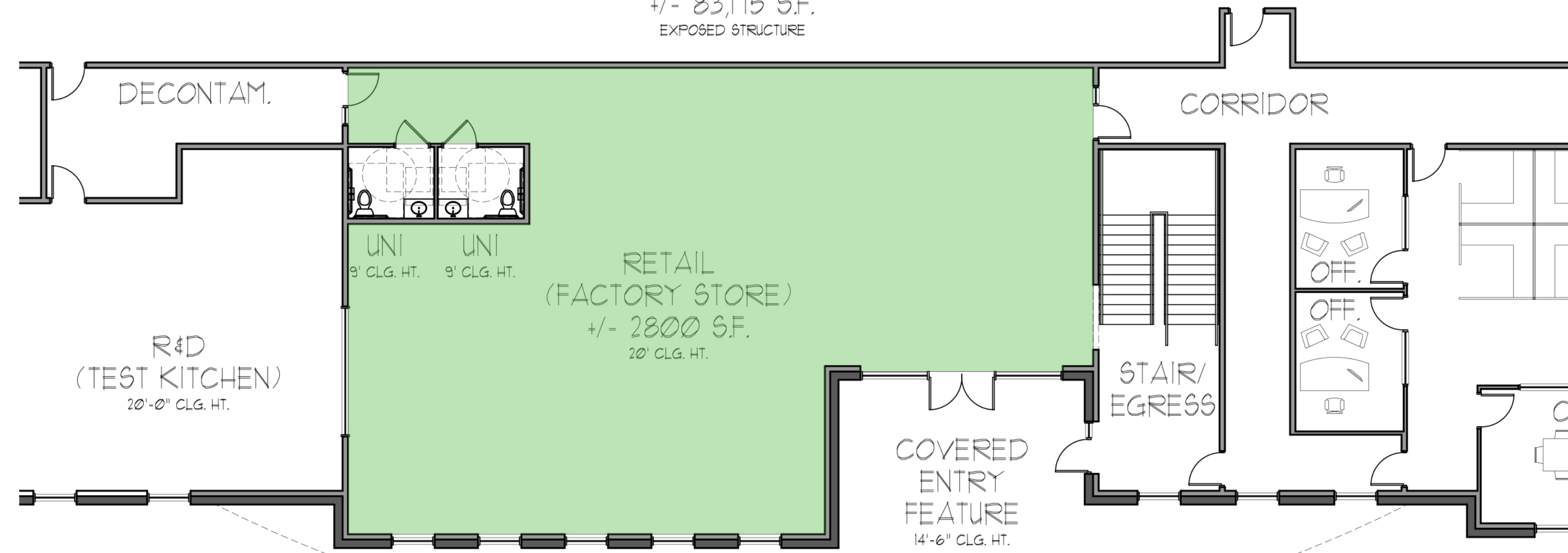


3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/16" = 1'-0"

Scale: 1/16" = 1'-0"

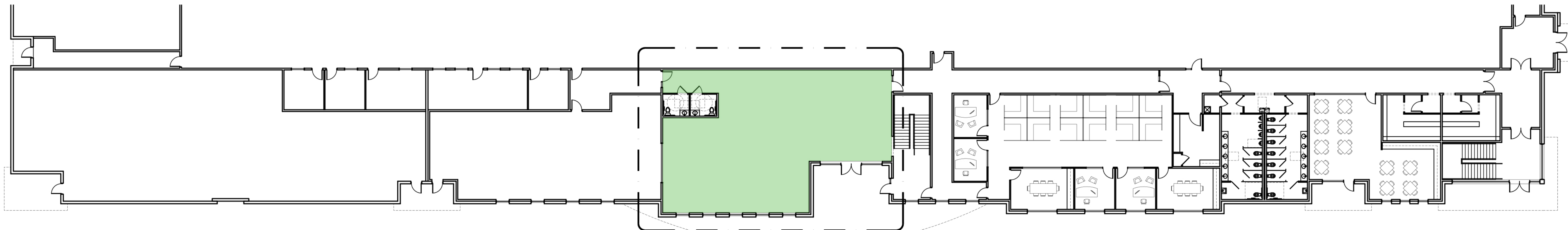
MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE



2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"

Scale: 3/16" = 1'-0"



1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"

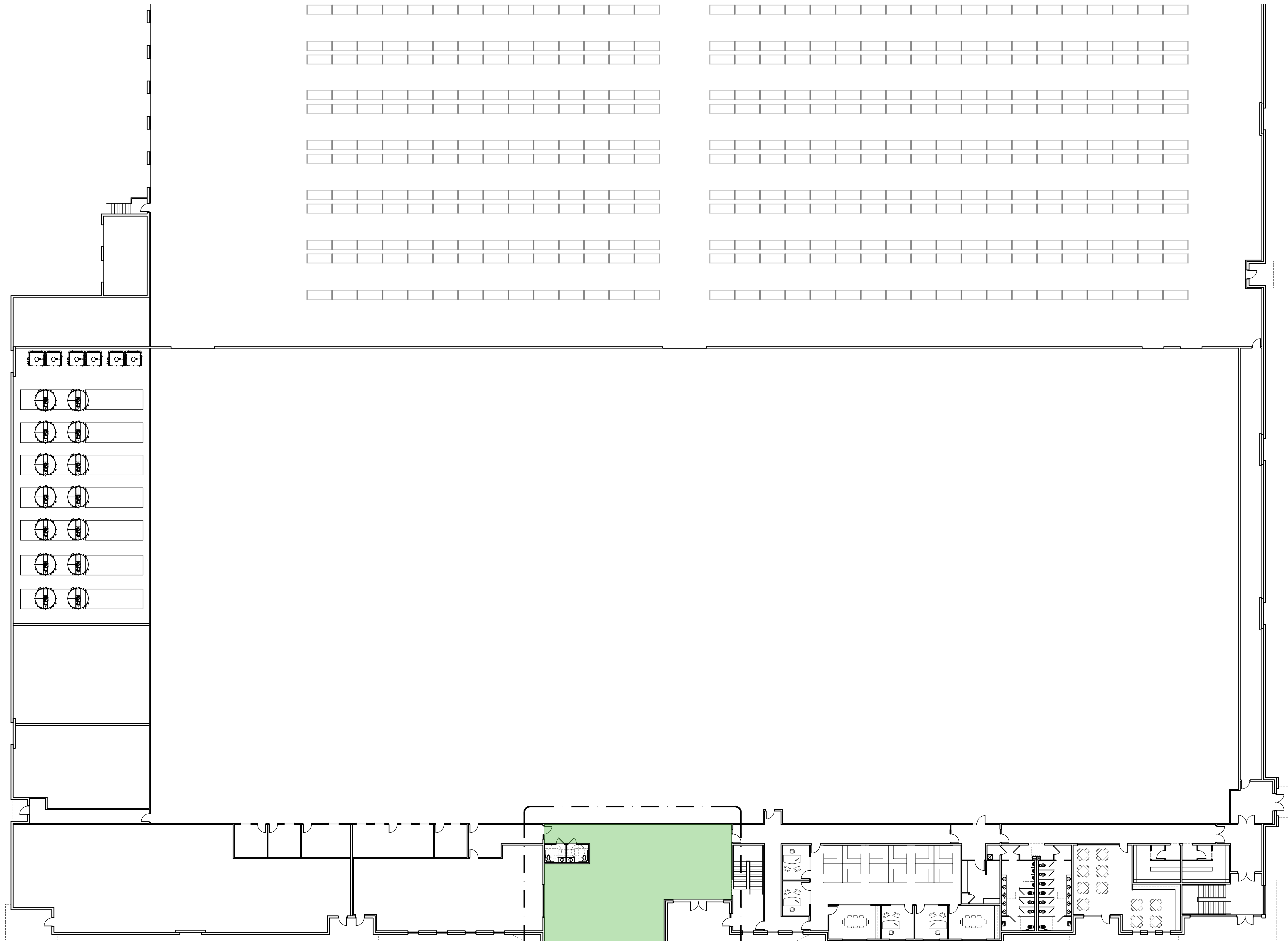
Scale: 1/16" = 1'-0"



db constructors, inc.

Z2022- 022

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/8" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/8" = 1'-0"



CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022

CITY OF ROCKWALL

ORDINANCE NO. 22-35

SPECIFIC USE PERMIT NO. S-281

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF JULY, 2022.**



Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: June 20, 2022

2nd Reading: July 5, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

THENCE South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

THENCE North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

THENCE along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

- (1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
- (2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
- (3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
- (4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
- (5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the **PLACE OF BEGINNING** and containing 22.649 acres (986,609 SF) of land, more or less.

Exhibit 'B'
Location Map

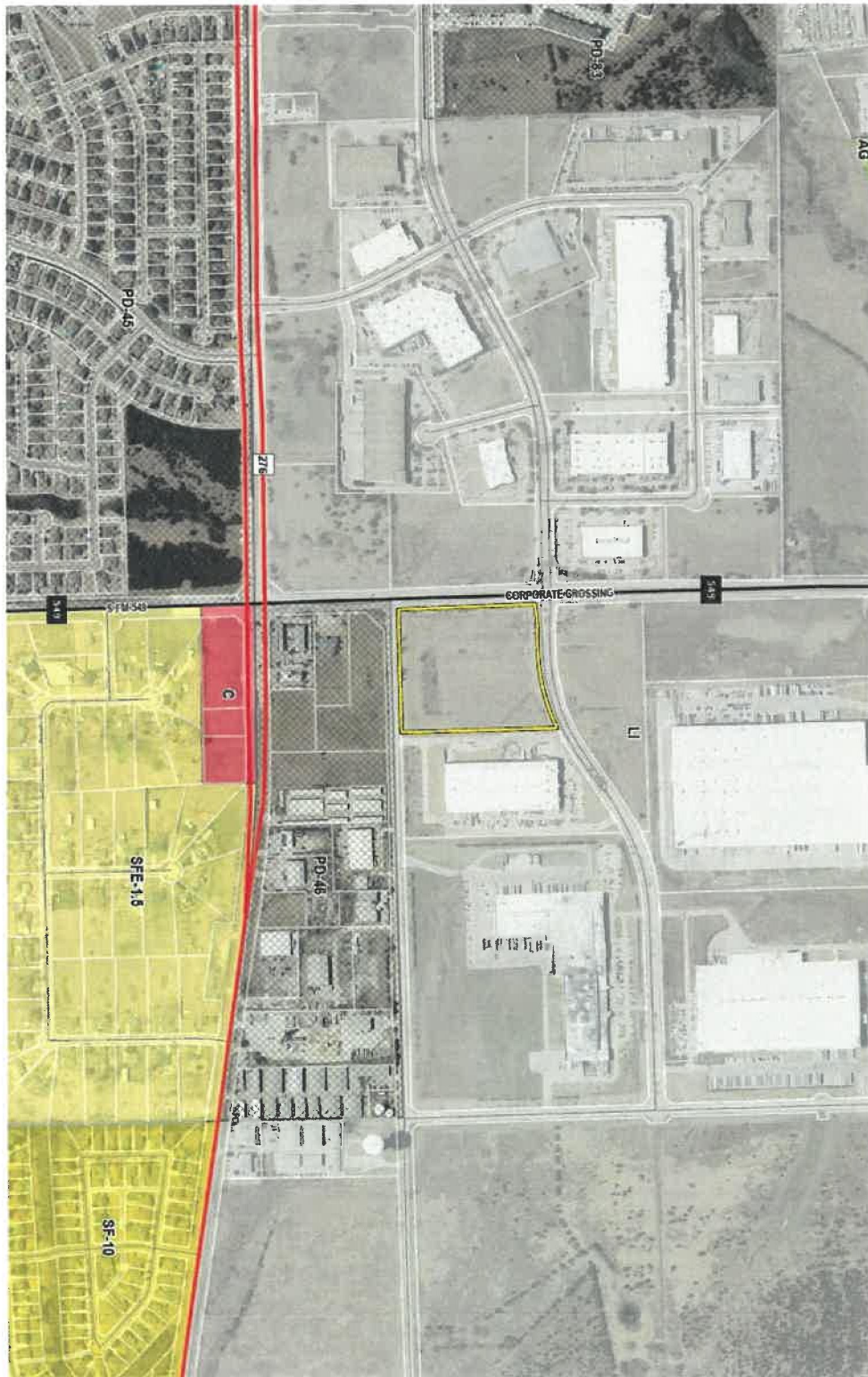
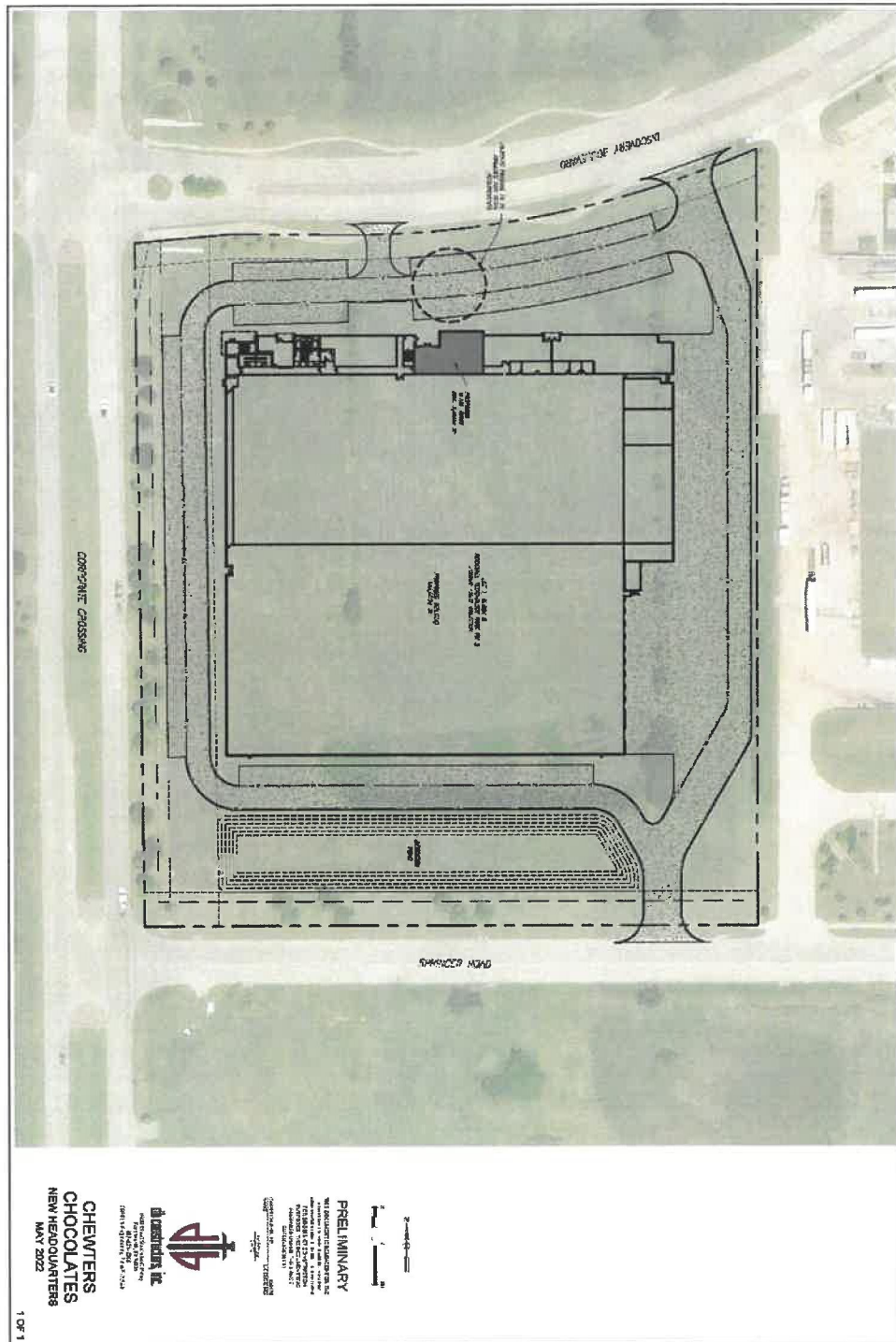


Exhibit 'C'
Concept Plan



Chewters, Inc.
 14000 SHEPHERD ROAD, SUITE 200
 ROCKWALL, TEXAS 75087
 (972) 968-1100

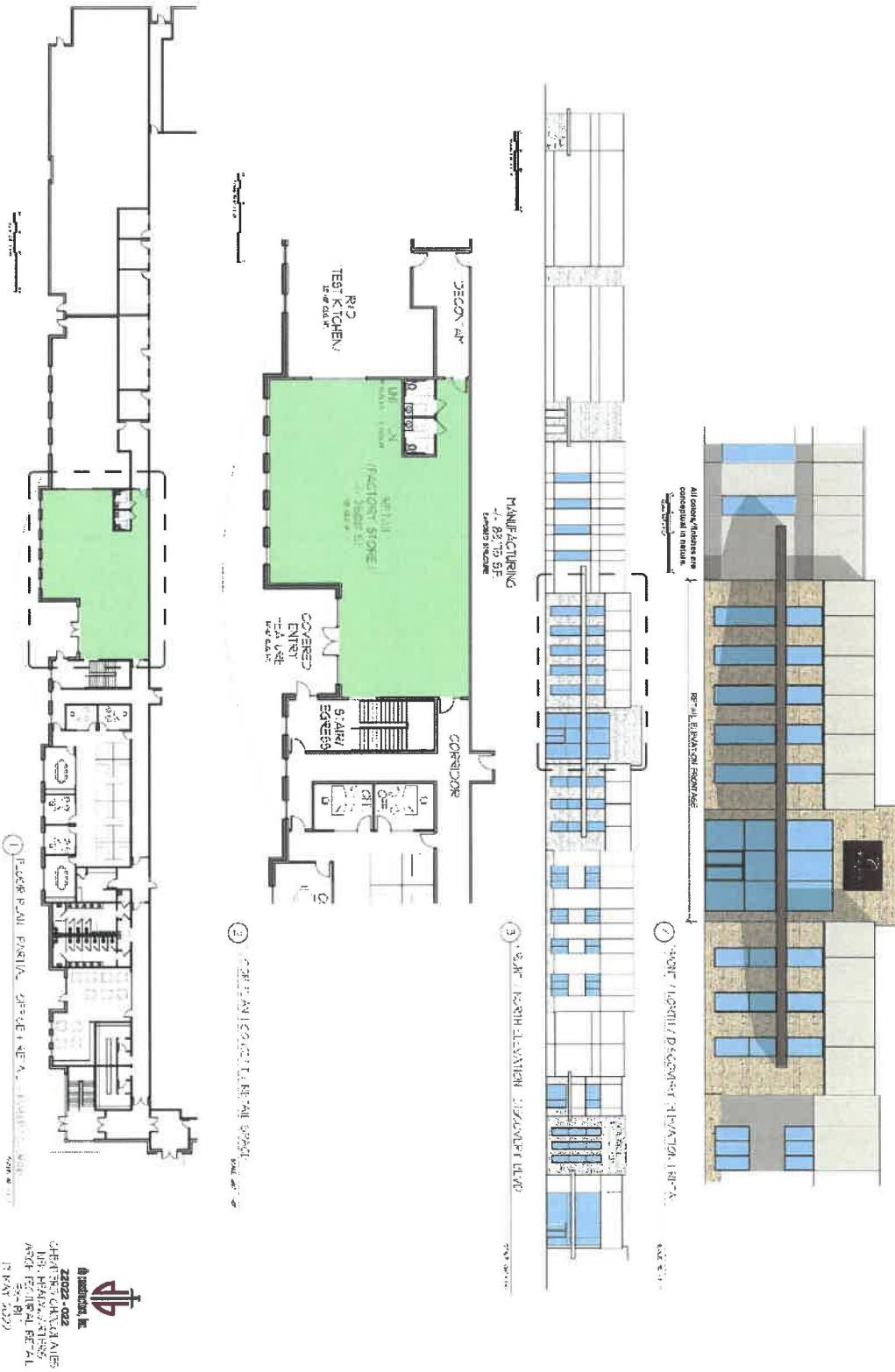


PRELIMINARY
 THIS CONCEPT PLAN IS NOT A FINAL DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENTS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



1 OF 1

**Exhibit 'D':
Building Elevations**





July 5, 2022

TO: Matthew Peterson
DB Constructors, Inc.
2400 Great Southwest Parkway
Fort Worth, TX 76106

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

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

SUBJECT: Z2022-022; *Specific Use Permit (SUP) For Chewters*

Matthew:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 5, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *General Retail Store* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioner Womble, Thomas, and Conway absent.

City Council

On June 20, 2022, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 5-0, with Council Members Johnnesen and Campbell absent.

On July 5, 2022, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Mayor Fowler absent.

Included with this letter is a copy of Ordinance No. 22-35, S-281, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in purple ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner