



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-003

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1220 DATA DRIVE & 1280 DATA DRIVE

SUBDIVISION ROCKWALL PARK 30

LOT

1&2

BLOCK

A

GENERAL LOCATION SE CORNER OF IH 30 & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.275

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER USEF ROCKWALL OWNER, LLC

APPLICANT BGE, INC

CONTACT PERSON

CONTACT PERSON NICK HOBBS

ADDRESS

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE

see attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

[Signature Page to Development Application]

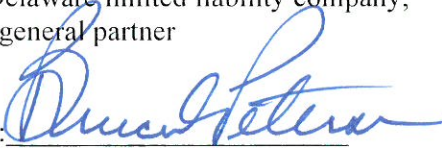
USEF ROCKWALL OWNER, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP,
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Bruce C. Petersen
Title: Executive Managing Director

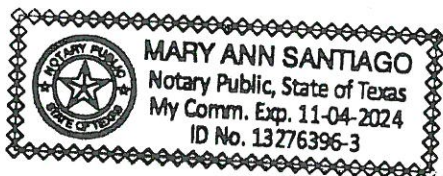
STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

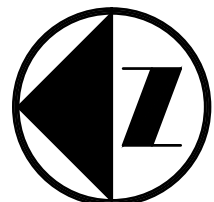
This instrument was acknowledged before me this 19 day of January, 2023, by Bruce C. Petersen, Sr. Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[SEAL]

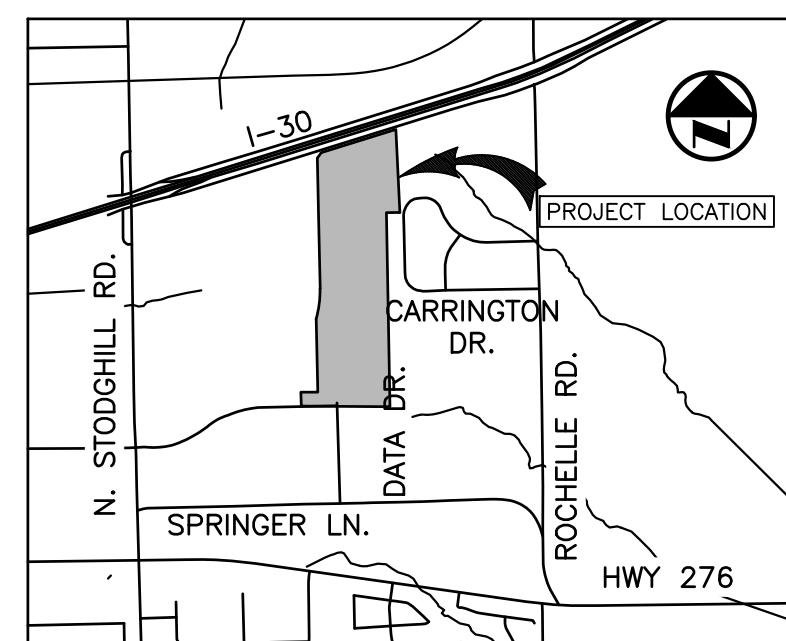
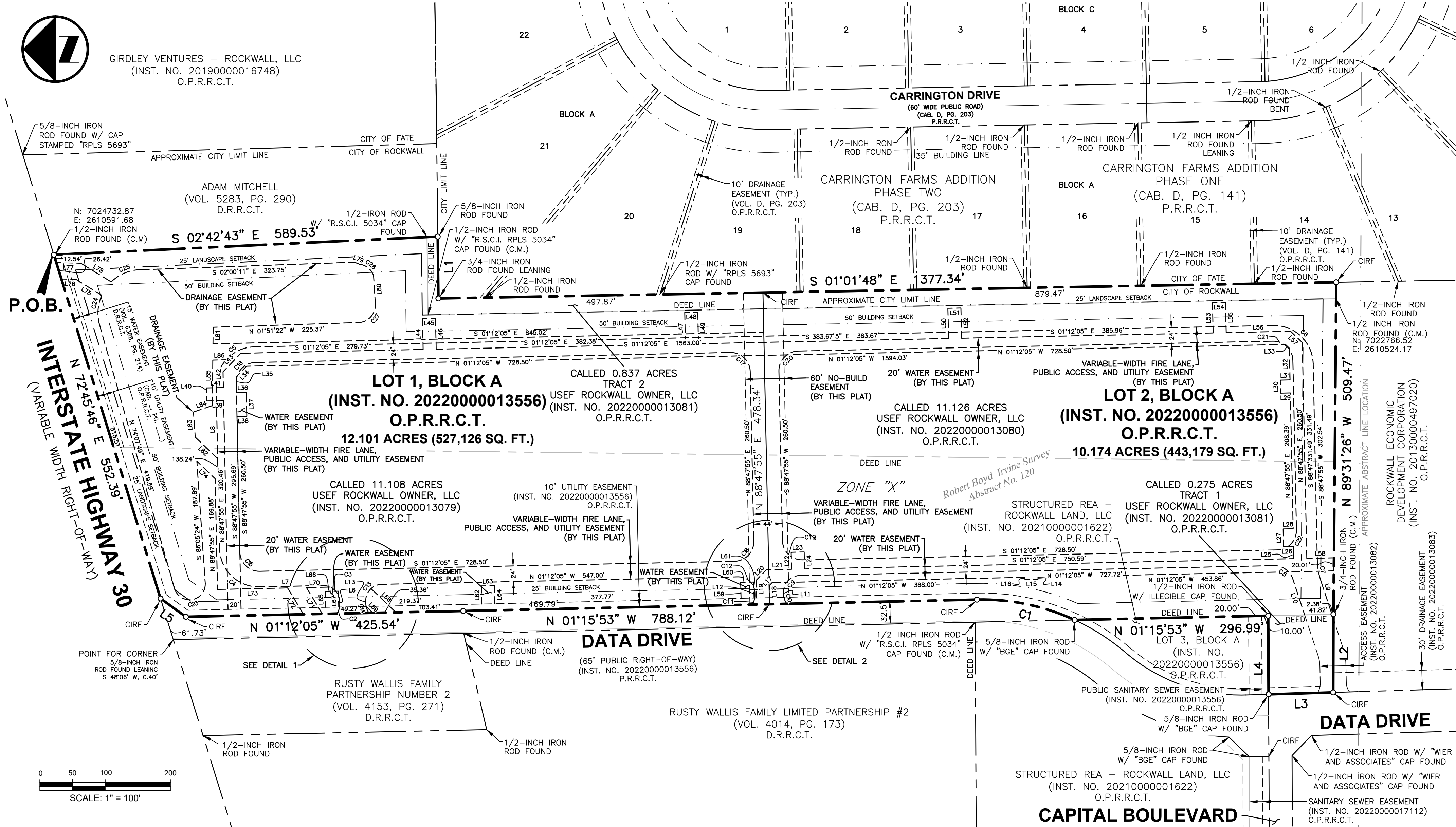


Notary Public in and for the State of Texas





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



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

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

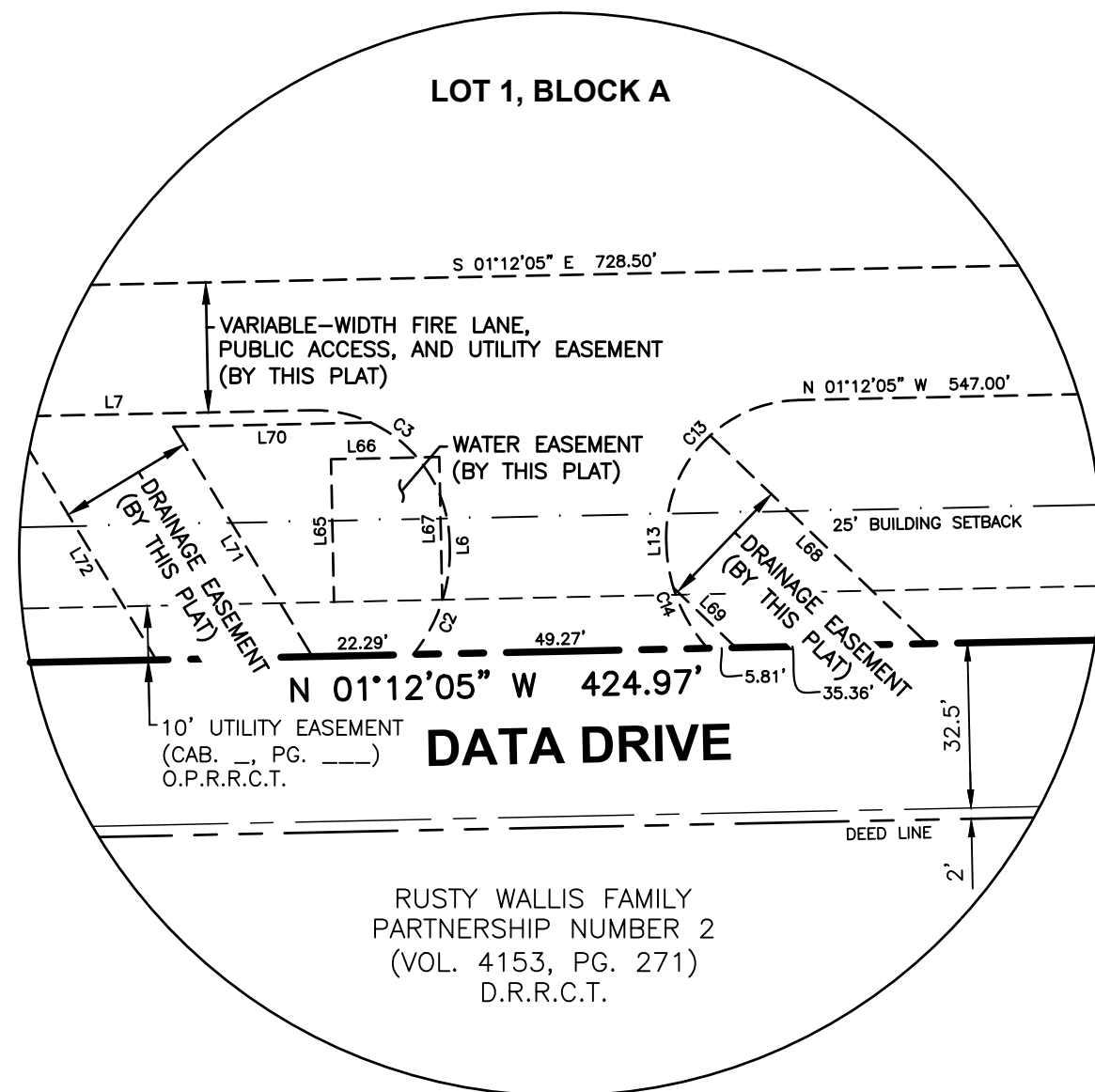
FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 3

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

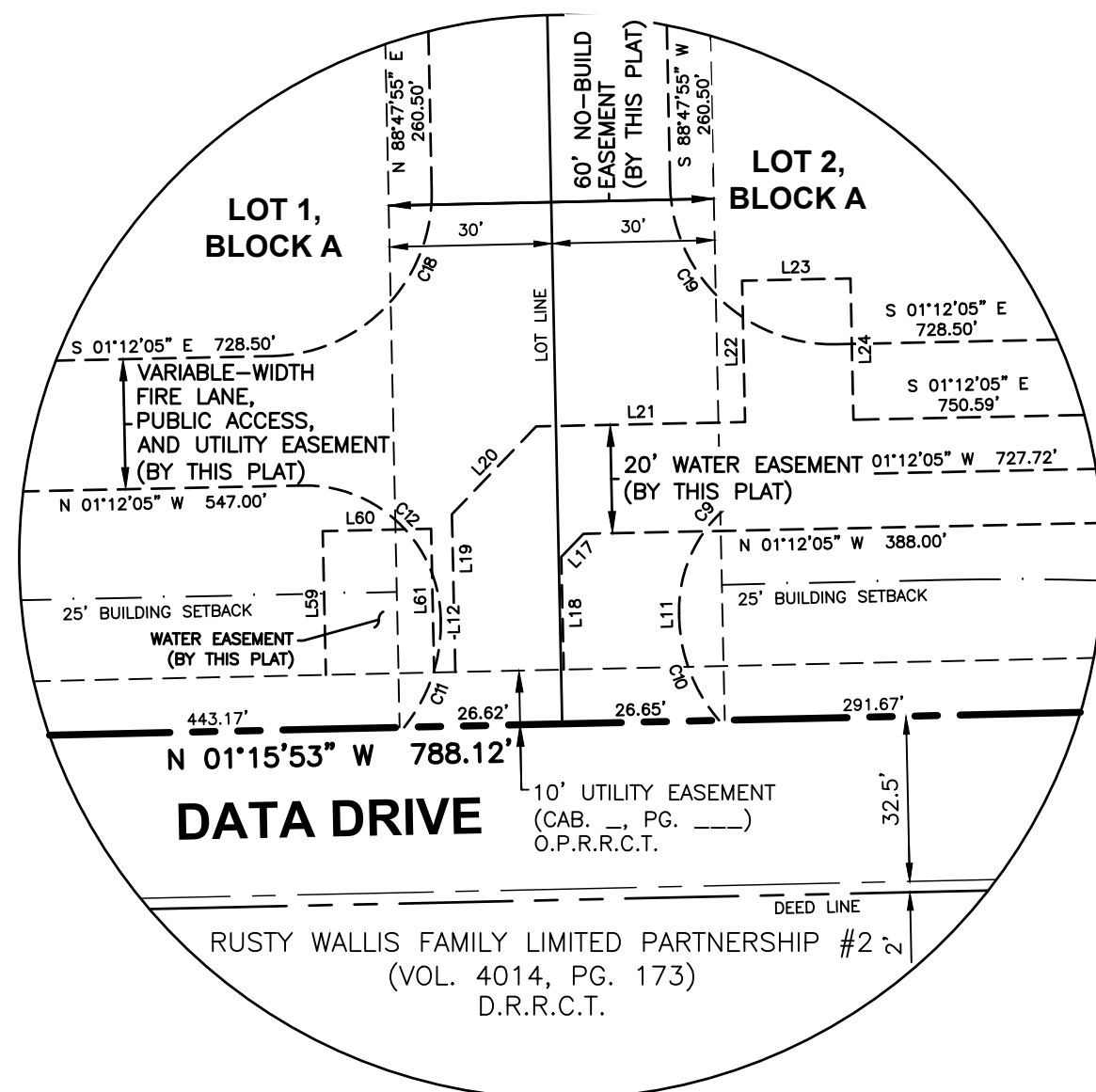


SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 2 OF 3

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



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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-acre tract being more particularly described by metes and bounds as follows:

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

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (except for easements created by separate instrument, which shall be governed by the terms of such separate instrument(s)) and public places thereon shown, and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements constructed within public drainage easement areas, if any, created by this plat.
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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of _____, 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2022.

Mayor, City of Rockwall City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

By: USEF Rockwall Owner, LLC, a Delaware limited liability company

By: USEF Whisper Pooling 4, LP, a Delaware limited partnership, its sole member

By: USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP a Delaware limited partnership, its sole member

By: US Eagle OP GP, LLC, a Delaware limited liability company, its general partner

Name:
Title:

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this ____ day of _____, 2022, by _____ of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

Notary Public in and for the State of Texas

My Commission Expires:

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 3 OF 3

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



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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-003

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1220 DATA DRIVE & 1280 DATA DRIVE

SUBDIVISION ROCKWALL PARK 30

LOT

1&2

BLOCK

A

GENERAL LOCATION SE CORNER OF IH 30 & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.275

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER USEF ROCKWALL OWNER, LLC

APPLICANT BGE, INC

CONTACT PERSON

CONTACT PERSON NICK HOBBS

ADDRESS

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE

see attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



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.



[Signature Page to Development Application]

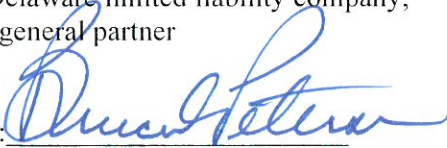
USEF ROCKWALL OWNER, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP,
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Bruce C. Petersen
Title: Executive Managing Director

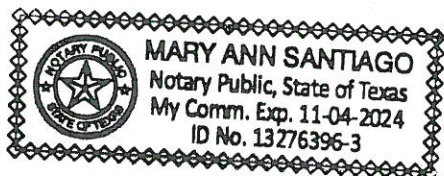
STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

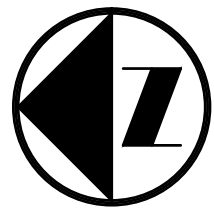
This instrument was acknowledged before me this 19 day of January, 2023, by Bruce C. Petersen, Sr. Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[SEAL]

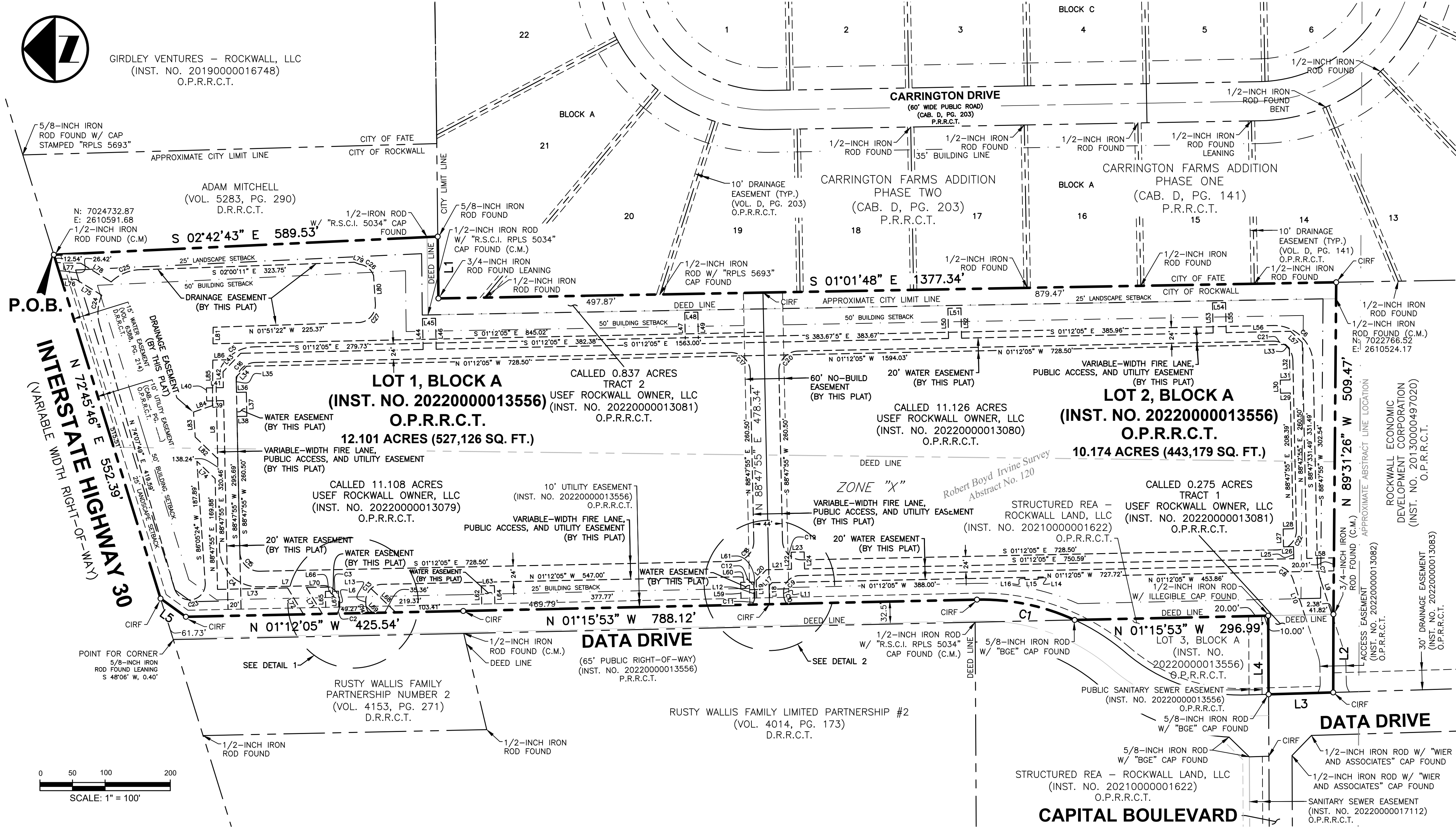


Notary Public in and for the State of Texas

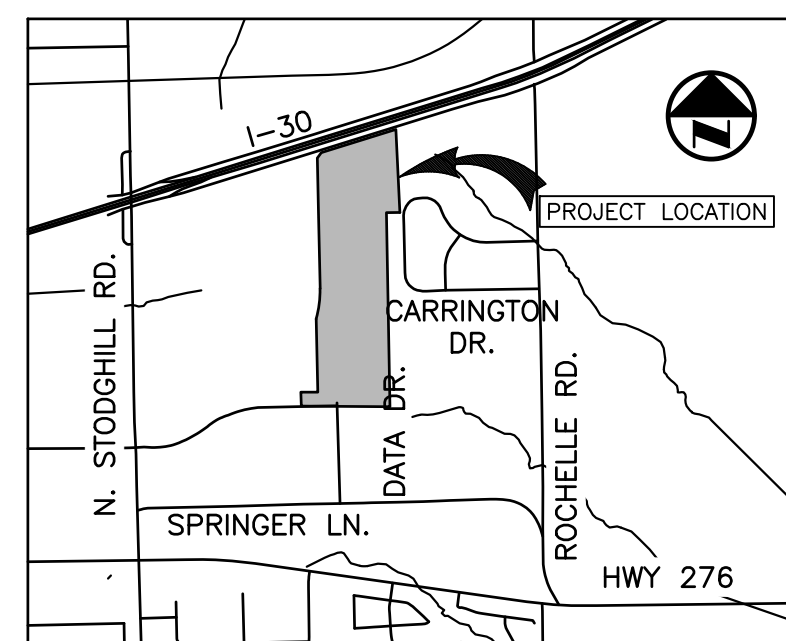




GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.



INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

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

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 3

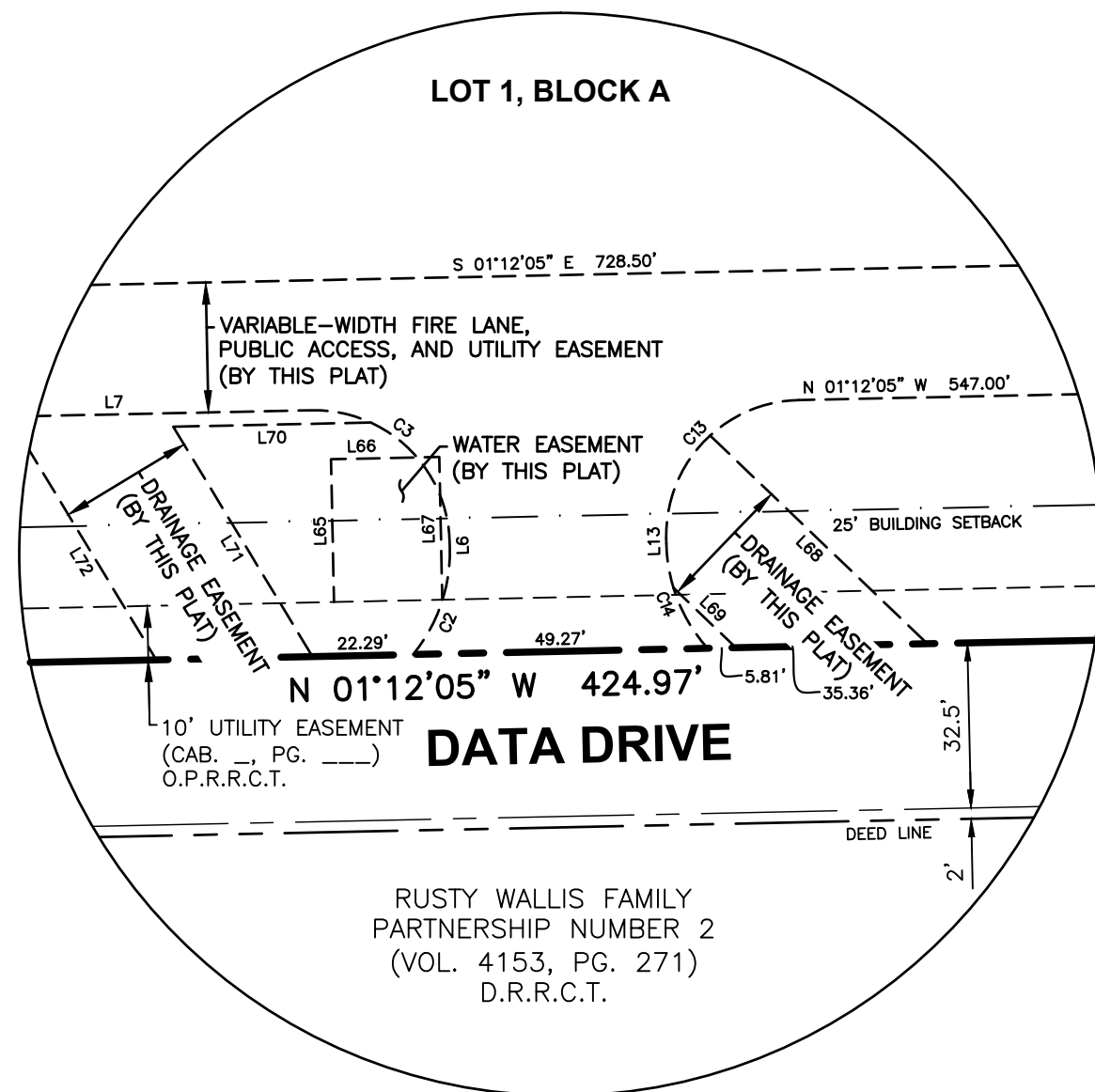
DEVELOPER
SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234



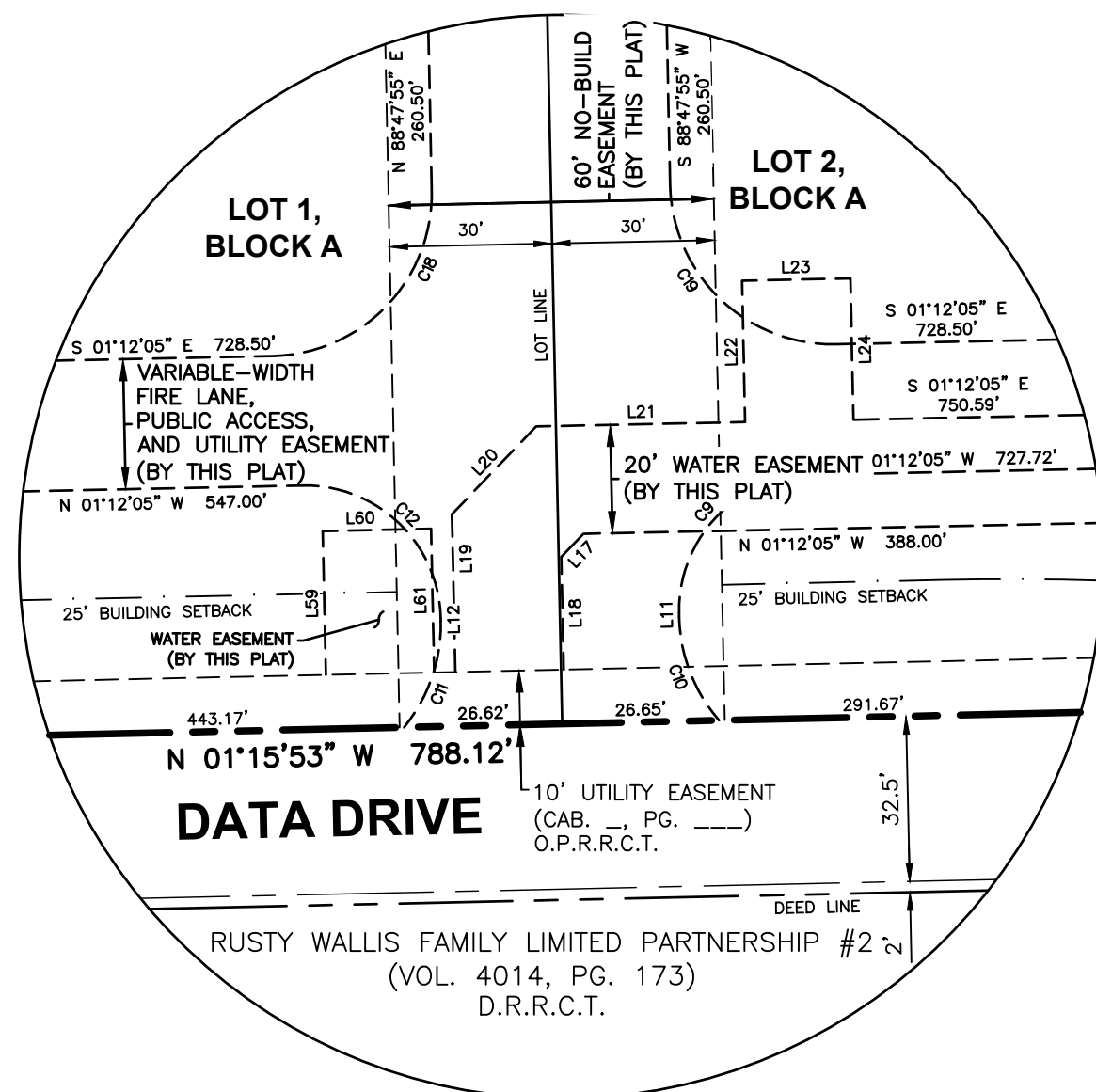
SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV04_CAD\9028-00_FPLT.dwg 2022-12-28-09:43_jlondon



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 2 OF 3

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



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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-acre tract being more particularly described by metes and bounds as follows:

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

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (except for easements created by separate instrument, which shall be governed by the terms of such separate instrument(s)) and public places thereon shown, and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements constructed within public drainage easement areas, if any, created by this plat.
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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of _____, 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2022.

Mayor, City of Rockwall City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

By: USEF Rockwall Owner, LLC, a Delaware limited liability company

By: USEF Whisper Pooling 4, LP, a Delaware limited partnership, its sole member

By: USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP a Delaware limited partnership, its sole member

By: US Eagle OP GP, LLC, a Delaware limited liability company, its general partner

Name:
Title:

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this ____ day of _____, 2022, by _____ of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

Notary Public in and for the State of Texas

My Commission Expires:

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 3 OF 3

DEVELOPER
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3030 LBJ Freeway, Suite 1650
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 31, 2023
APPLICANT: Nick Hobbs, *BGE Engineering*
CASE NUMBER: P2023-003; *Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition*

SUMMARY

Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Final Plat for Lots 4 & 5, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Lots 1, 2, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 22.275-acre parcel of land (*i.e. Lots 1 & 2, Block A, Rockwall Park 30 Addition*) for the purpose of establishing the easements and fire lanes necessary for the development of two (2) *Warehouse/Distribution Facilities* on two (2) parcels of land (*i.e. Lots 4 & 5, Block A, Rockwall Park 30 Addition*).
- The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On July 5, 2005 the City Council approved a zoning change [*Case No. Z2005-021*] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-027*] to allow the construction of two (2) ~157,720 SF *Warehouse/Distribution Facilities*. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-049*] for Lots 1 & 2, Block A, Seefried Addition on November 19, 2021. On February 7, 2022, the City Council approved a conveyance plat [*Case No. P2022-001*] that establish the subject property as Lots 1 & 2, Block A, Rockwall Park 30 Addition. Since the time of annexation, the subject property has remained vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots 4 & 5, Block A, Rockwall Park 30 Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: P2023-003
PROJECT NAME:
SITE ADDRESS/LOCATIONS: 1280 DATA DR

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

CASE CAPTION: Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/27/2023	Needs Review

01/27/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Lots 1 & 2, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary..

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2023-003) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Correct the Title Block to the following:

Final Plat
Being a Replat of
Lots 1 & 2, Block A, Rockwall Park 30 Addition
Lots 4 & 5, Block A, Rockwall Park 30 Addition
2 Lots – 22.275 Acres; 970,305 Square Feet
Being Situated in the
Tracts 25 & 25-1 of the R. B. Irvine Survey; Abstract No. 120
City of Rockwall, Rockwall County, Texas

M.6 Please provide two (2) corners that are tied to the State Plane Coordinates.

M.7 In the label for Lot 3, please also indicate it as Open Space.

M.8 Please remove the preliminary language from the surveyor signature block.

M.9 Please remove all mentions of 2022 from all of the signature blocks, and replace it with 2023.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meeting for this case will be held on January 31, 2023.

1.11 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

1.12 The projected City Council Meeting date for this case will be February 6, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - Filing Info needed for 10' utility easement along Data.
- Call out detention pond and add 100-year WSEL.
- Call out minimum FFE based on detention pond.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

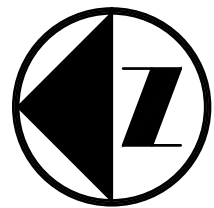
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

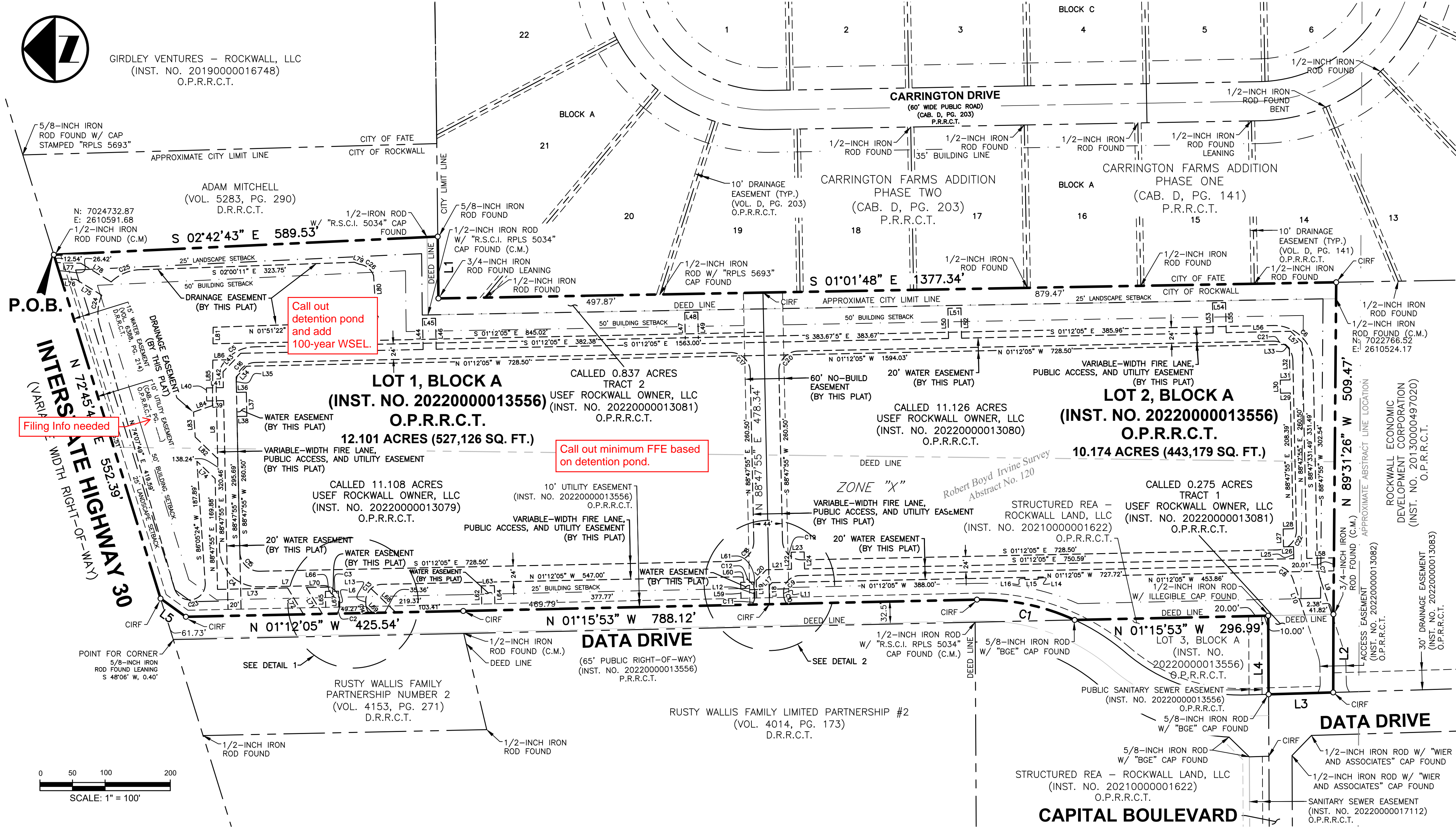
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

No Comments



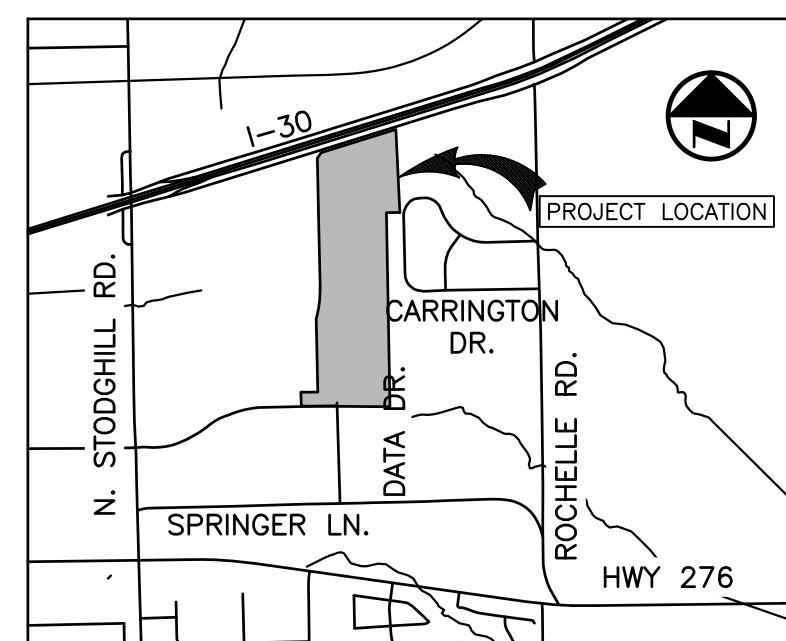
GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.



Filing Info needed

Call out detention pond and add 100-year WSEL.

Call out minimum FFE based on detention pond.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

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

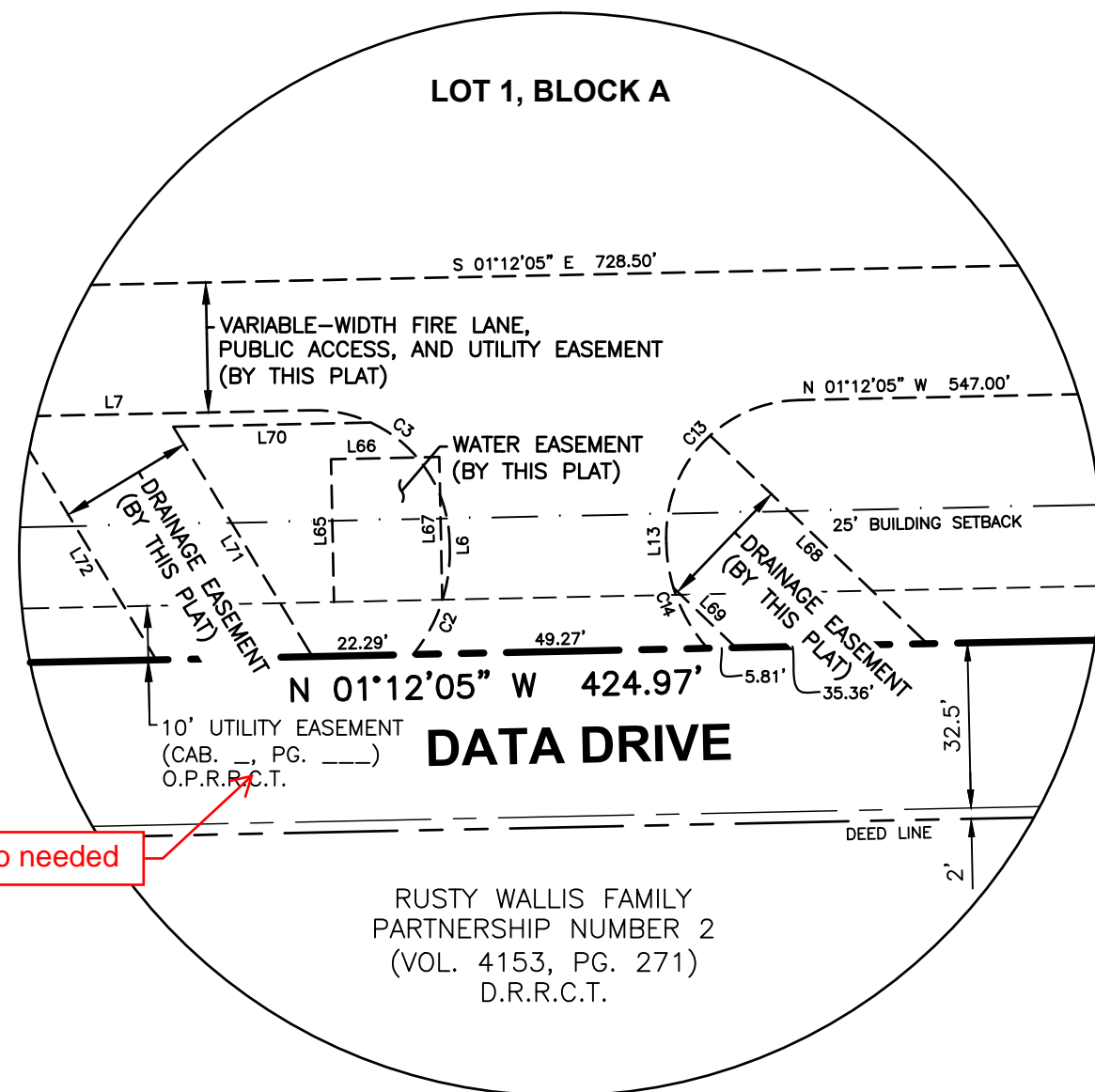
FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 3

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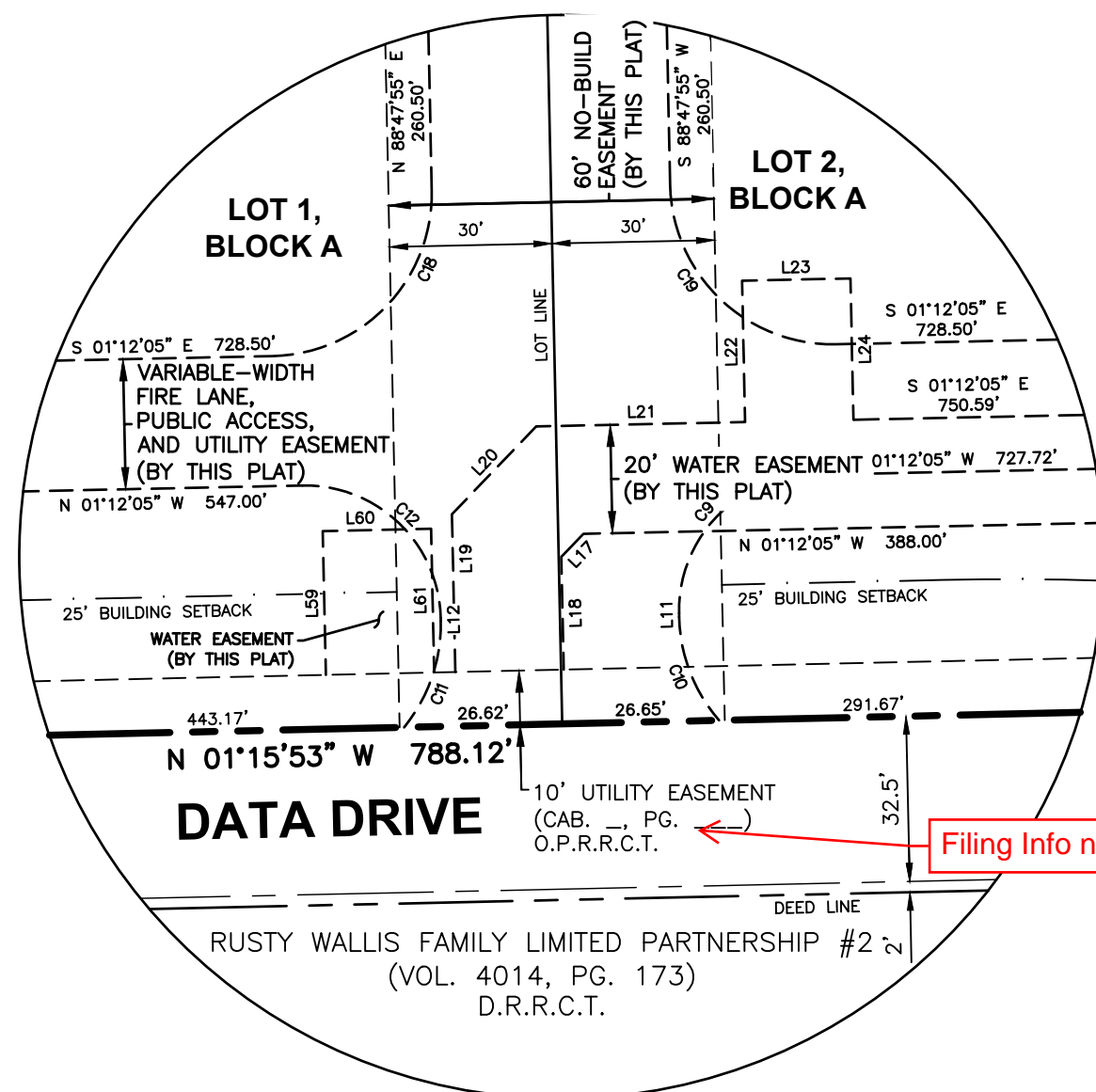


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DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 2 OF 3

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

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-003

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1220 DATA DRIVE & 1280 DATA DRIVE

SUBDIVISION ROCKWALL PARK 30

LOT

1&2

BLOCK

A

GENERAL LOCATION SE CORNER OF IH 30 & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.275

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER USEF ROCKWALL OWNER, LLC

APPLICANT BGE, INC

CONTACT PERSON

CONTACT PERSON NICK HOBBS

ADDRESS

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE

see attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



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.



[Signature Page to Development Application]

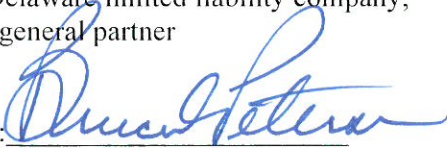
USEF ROCKWALL OWNER, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP,
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Bruce C. Petersen
Title: Executive Managing Director

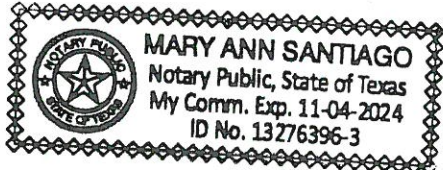
STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

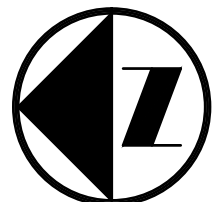
This instrument was acknowledged before me this 19 day of January, 2023, by Bruce C. Petersen, SMC Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[SEAL]

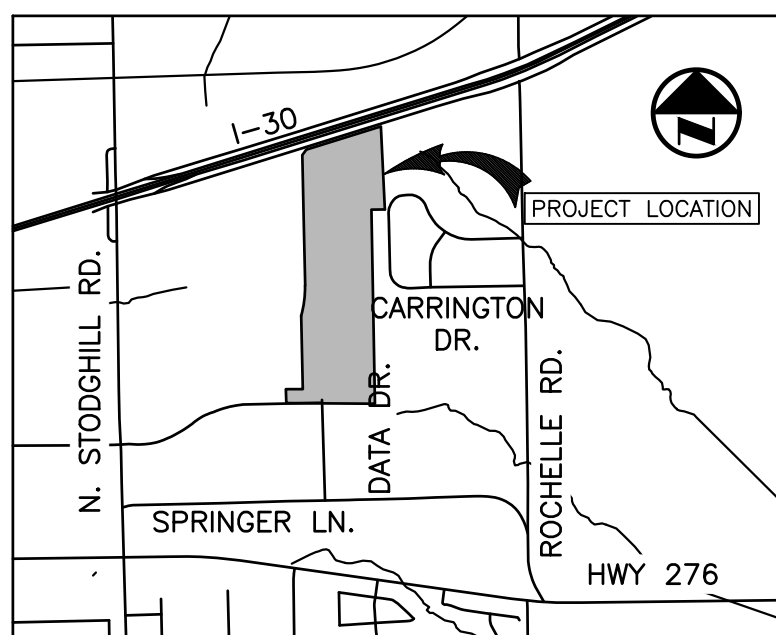
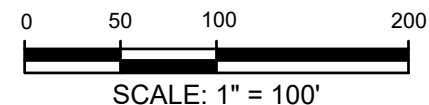
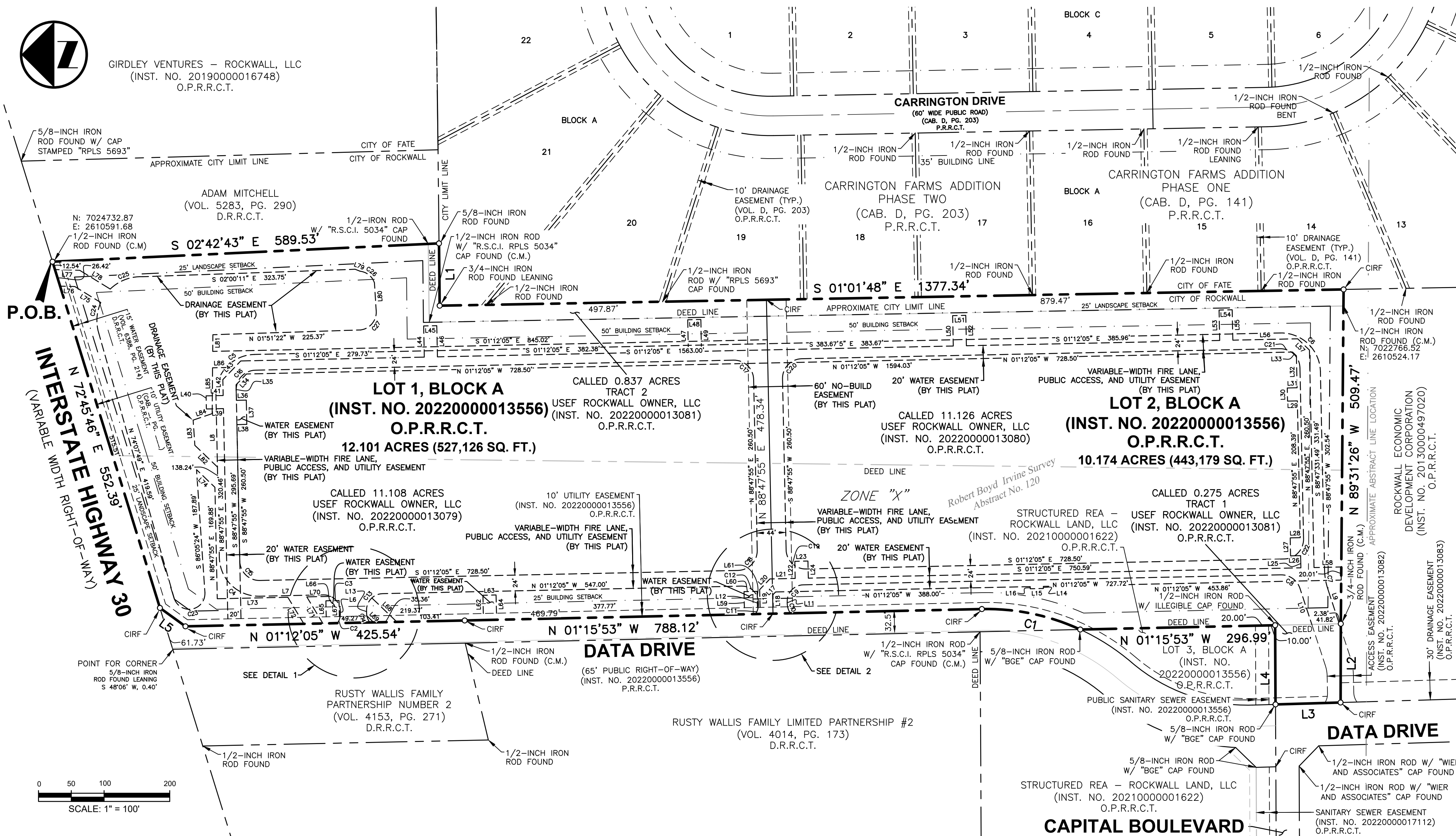


Notary Public in and for the State of Texas





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



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

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

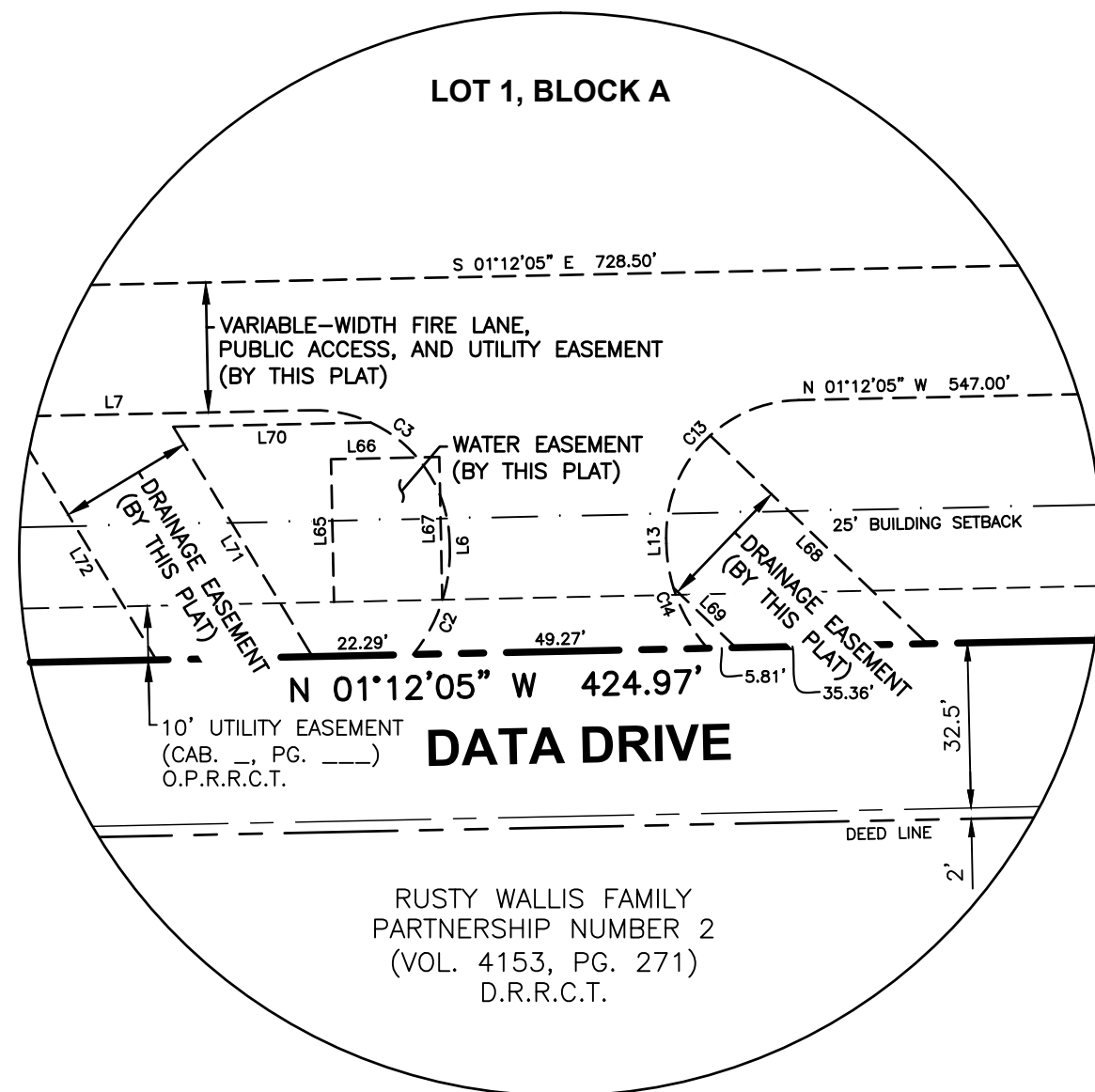
FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 3

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

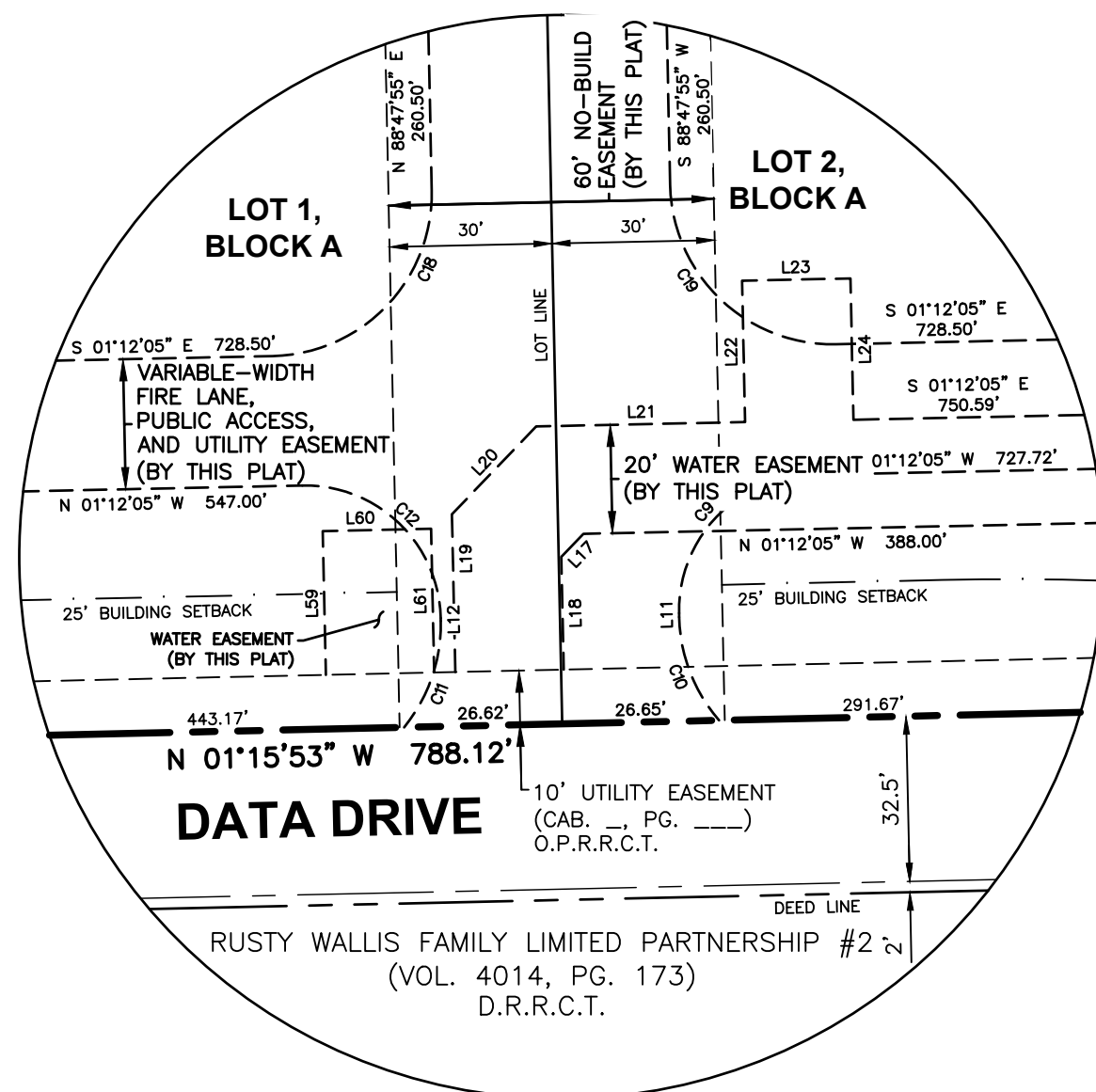


SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
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L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
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L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 2 OF 3

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



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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-acre tract being more particularly described by metes and bounds as follows:

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

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (except for easements created by separate instrument, which shall be governed by the terms of such separate instrument(s)) and public places thereon shown, and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements constructed within public drainage easement areas, if any, created by this plat.
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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of _____, 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2022.

_____, _____
Mayor, City of Rockwall City Secretary, City of Rockwall

_____, _____
City Engineer, City of Rockwall

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

By: USEF Rockwall Owner, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

Name:
Title:

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this ____ day of _____, 2022, by _____, _____ of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

Notary Public in and for the State of Texas

My Commission Expires:

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 3 OF 3

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



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

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



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: February 21, 2023
APPLICANT: Nick Hobbs, *BGE Engineering*
CASE NUMBER: P2023-003; *Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition*

SUMMARY

Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Final Plat for Lots 4 & 5, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Lots 1, 2, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 22.275-acre parcel of land (*i.e. Lots 1 & 2, Block A, Rockwall Park 30 Addition*) for the purpose of establishing the easements and fire lanes necessary for the development of two (2) *Warehouse/Distribution Facilities* on two (2) parcels of land (*i.e. Lots 4 & 5, Block A, Rockwall Park 30 Addition*).
- The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On July 5, 2005 the City Council approved a zoning change [*Case No. Z2005-021*] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-027*] to allow the construction of two (2) ~157,720 SF *Warehouse/Distribution Facilities*. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-049*] for Lots 1 & 2, Block A, Seefried Addition on November 19, 2021. On February 7, 2022, the City Council approved a conveyance plat [*Case No. P2022-001*] that establish the subject property as Lots 1 & 2, Block A, Rockwall Park 30 Addition. Since the time of annexation, the subject property has remained vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4 & 5, Block A, Rockwall Park 30 Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On February 7, 2023, the Planning and Zoning Commission approved a motion to recommend approval the Replat by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-003

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1220 DATA DRIVE & 1280 DATA DRIVE

SUBDIVISION ROCKWALL PARK 30

LOT

1&2

BLOCK

A

GENERAL LOCATION SE CORNER OF IH 30 & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.275

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER USEF ROCKWALL OWNER, LLC

APPLICANT BGE, INC

CONTACT PERSON

CONTACT PERSON NICK HOBBS

ADDRESS

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

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

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

OWNER'S SIGNATURE

see attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



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.



[Signature Page to Development Application]

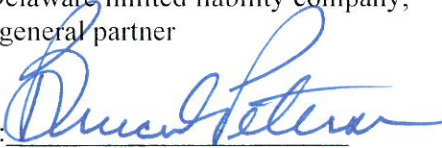
USEF ROCKWALL OWNER, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP,
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Bruce C. Petersen
Title: Executive Managing Director

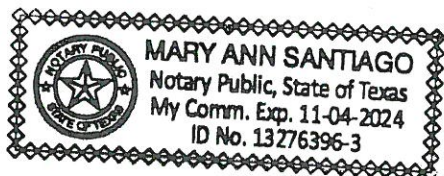
STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

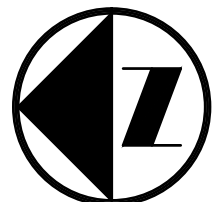
This instrument was acknowledged before me this 19 day of January, 2023, by Bruce C. Petersen, Sr. Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[SEAL]

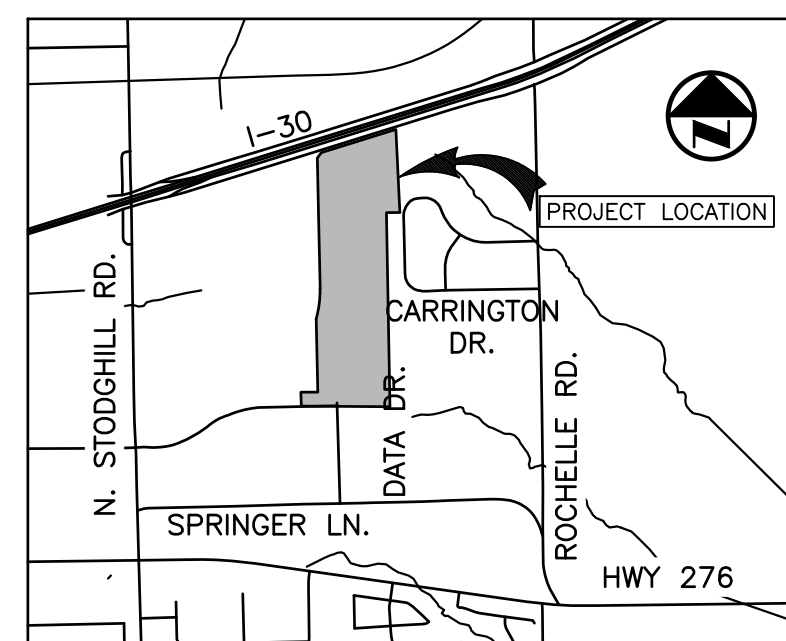
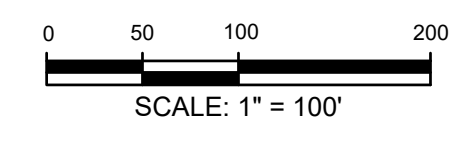
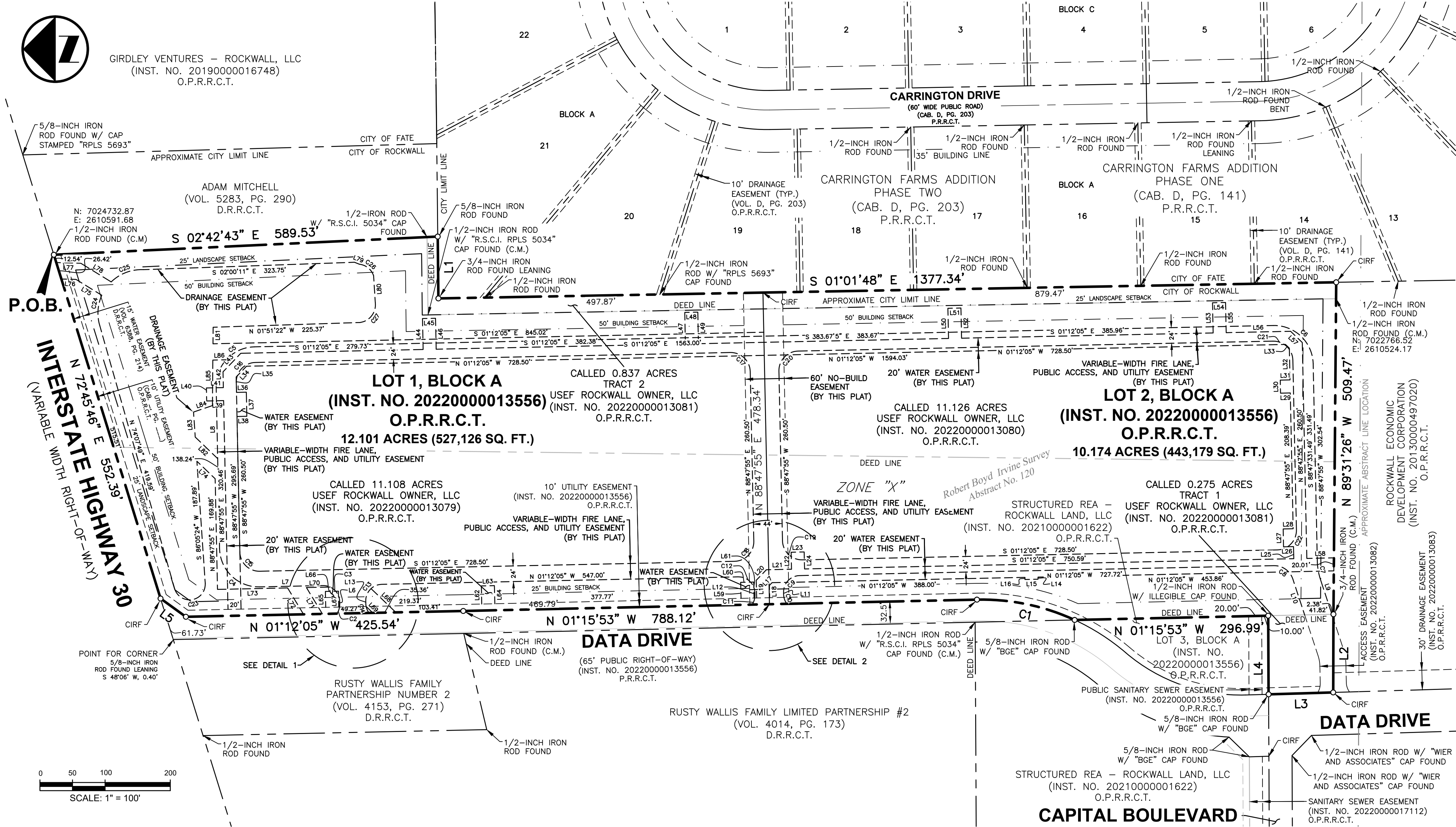


Notary Public in and for the State of Texas





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



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

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

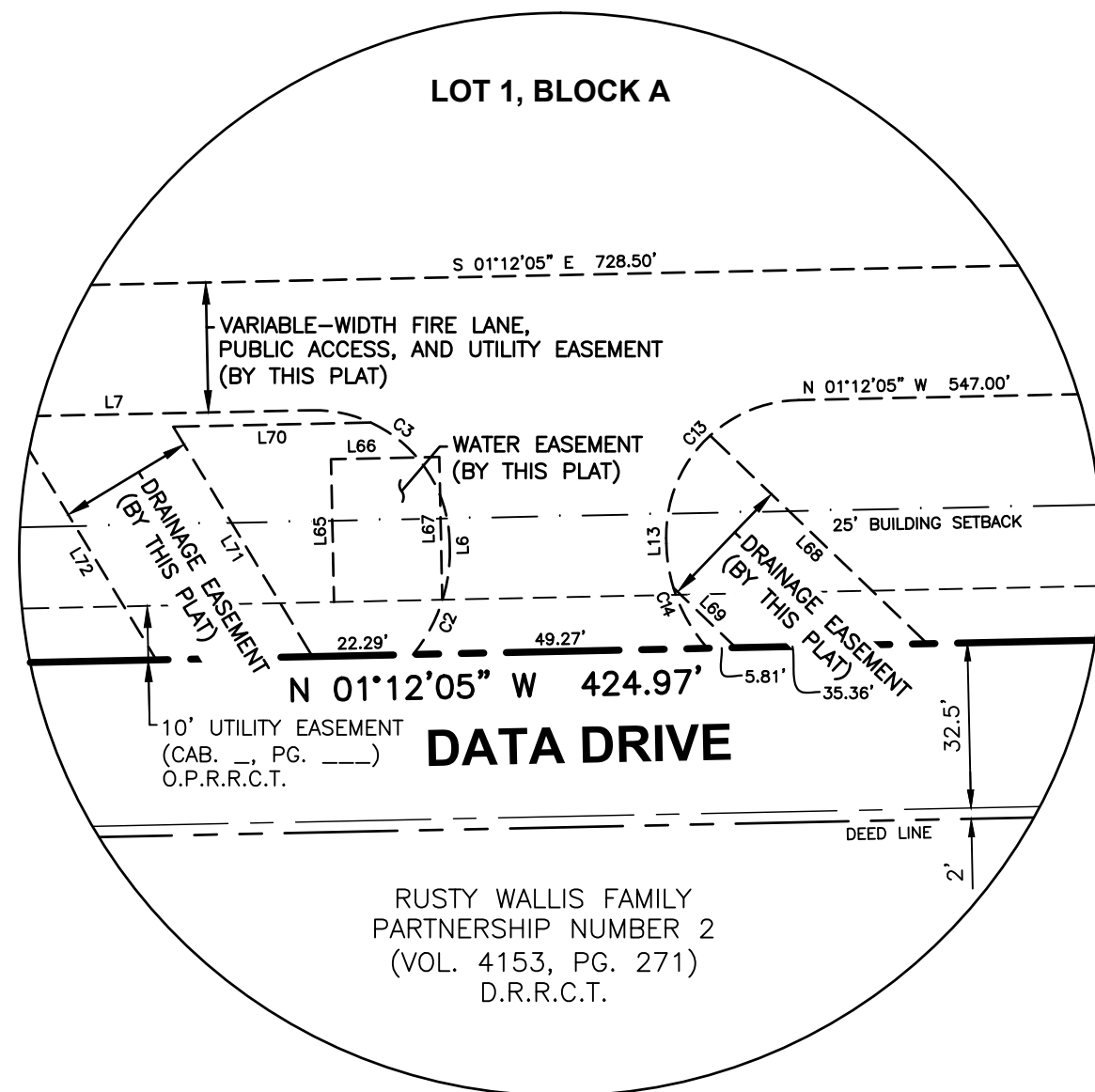
FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 1 OF 3

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

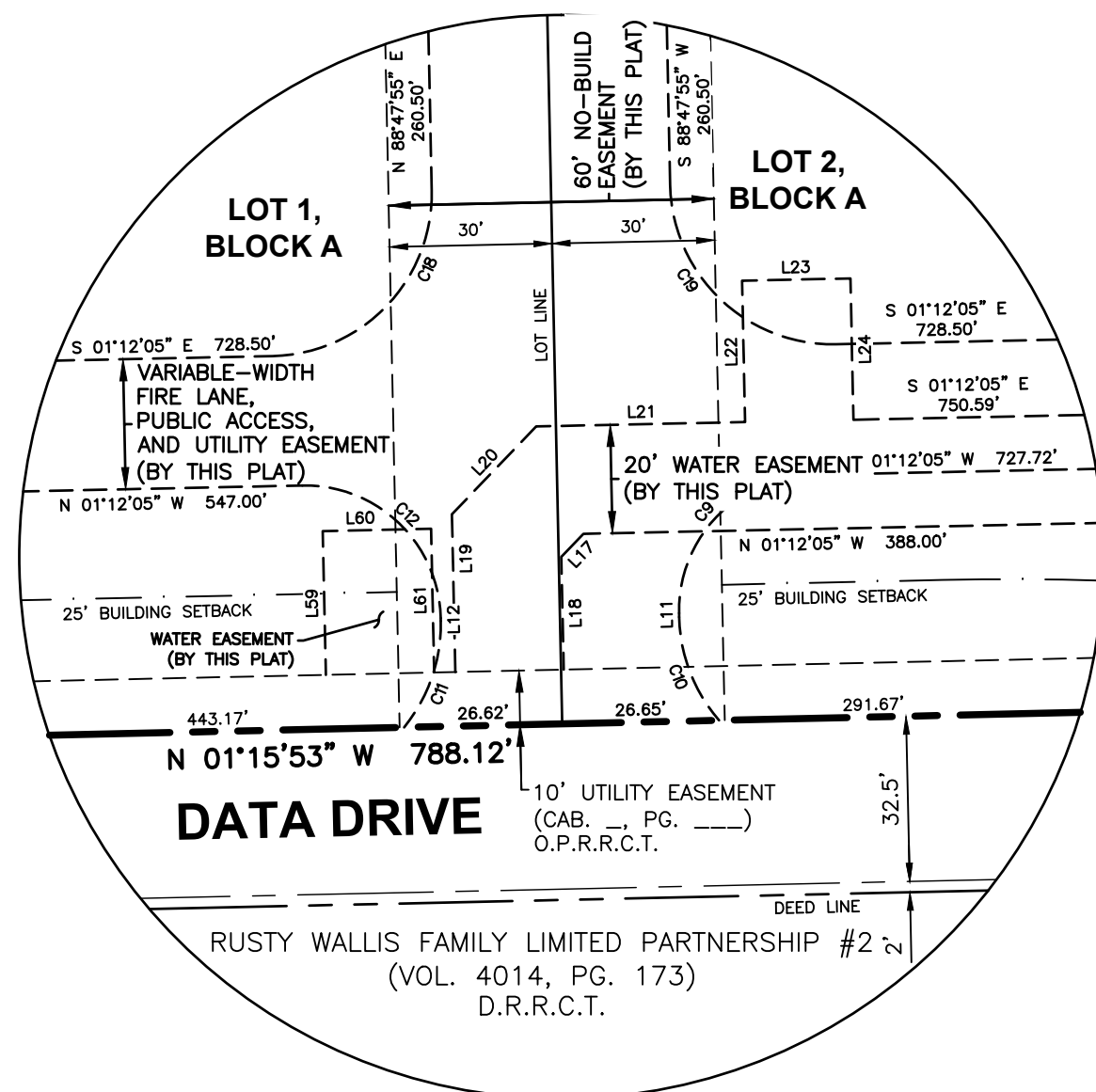


SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
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 TRACTS 25 & 25-1 OF THE
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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 SHEET 2 OF 3

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-acre tract being more particularly described by metes and bounds as follows:

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

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (except for easements created by separate instrument, which shall be governed by the terms of such separate instrument(s)) and public places thereon shown, and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements constructed within public drainage easement areas, if any, created by this plat.
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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of _____, 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2022.

Mayor, City of Rockwall City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

By: USEF Rockwall Owner, LLC, a Delaware limited liability company

By: USEF Whisper Pooling 4, LP, a Delaware limited partnership, its sole member

By: USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP a Delaware limited partnership, its sole member

By: US Eagle OP GP, LLC, a Delaware limited liability company, its general partner

Name:
Title:

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this ____ day of _____, 2022, by _____ of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

Notary Public in and for the State of Texas

My Commission Expires:

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 3 OF 3

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



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

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



DATE: March 16, 2023

TO: Nick Hobbs
2595 Dallas Parkway, Suite 101
Frisco, TX 75034

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-003: *Final Plat for Lots 1 & 2, Block A, Rockwall Park 30 Addition*

Nick Hobbs:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 21, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 7, 2023, the Planning and Zoning Commission approved a motion to recommend approval the Replat by a vote of 6-0, with Commissioner Womble absent.

City Council

On February 21, 2023, the City Council approved the Replat by a vote of 7-0.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If

taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a horizontal line.

Henry Lee, AICP, *Planner*
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Lee, Henry
Sent: Friday, January 27, 2023 12:08 PM
To: 'Nick Hobbs'
Subject: Project Comments P2023-003
Attachments: Project Comments (01.27.2023).pdf; Engineering Mark-Ups (01.27.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: January 31, 2023
City Council: February 6, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Jaymie Bullard <[REDACTED]>
Sent: Friday, January 20, 2023 1:20 PM
To: Lee, Henry
Cc: Nick Hobbs
Subject: FW: EXTERNAL:RE: 1220 Data Drive COM2022-6778 / 1280 Data Drive COM2022-6827
Attachments: Final Plat Application (Rockwall).pdf

Importance: High

Henry –

Can you confirm when you get the physical copy of the attached?

Thanks!



Jaymie Bullard | [Development Manager - Texas Region](#)

[REDACTED]
e: [REDACTED]
3030 LBJ Freeway Suite 1650 | Dallas, TX 75234

[Confidentiality](#)
[Notice](#)



From: Santiago, Mary Ann <[REDACTED]>
Sent: Thursday, January 19, 2023 4:59 PM
To: Nick Hobbs <[REDACTED]>; Jaymie Bullard <[REDACTED]>; Emalee Free <[REDACTED]>; Brandy Lawson <[REDACTED]>; Allen, Lange <[REDACTED]>; King, Kirk <[REDACTED]>
Subject: RE: EXTERNAL:RE: 1220 Data Drive COM2022-6778 / 1280 Data Drive COM2022-6827

Attached. Original will be received by Henry at 10:30 am tomorrow.

FedEx Tracking #: 7710 7670 2248

Thank you!



Mary Ann Santiago
Senior Executive Assistant

[REDACTED]
maryann.santiago@usrealco.com
[9830 Colonnade Blvd. Suite 600](#)
[San Antonio, TX 78230](#)
www.usrealco.com

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Lee, Henry

From: Nick Hobbs <[REDACTED]>
Sent: Tuesday, January 31, 2023 7:46 AM
To: Lee, Henry
Cc: Mark Peace
Subject: RE: Project Comments P2023-003
Attachments: 9028-00_FPLT_2023-01-30.pdf

Henry-

Good morning. Please see revised plat attached. Let me know if this looks good and I'll have the surveyor sign. We'll also get routed for owner signatures.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, January 27, 2023 12:08 PM
To: Nick Hobbs <[REDACTED]>
Subject: Project Comments P2023-003

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: January 31, 2023
City Council: February 6, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
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HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Lee, Henry
Sent: Monday, February 6, 2023 9:54 AM
To: 'Nick Hobbs'
Cc: Mark Peace
Subject: RE: Project Comments P2023-003
Attachments: Development Comments (02.03.2023).docx

Good Morning,

Planning has the only remaining comments for this case; they are attached to this email. Once the plat is revised please email them to me. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <[REDACTED]>
Sent: Tuesday, January 31, 2023 7:46 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Henry-

Good morning. Please see revised plat attached. Let me know if this looks good and I'll have the surveyor sign. We'll also get routed for owner signatures.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, January 27, 2023 12:08 PM
To: Nick Hobbs <[REDACTED]>
Subject: Project Comments P2023-003

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

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Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Mark Peace <[REDACTED]>
Sent: Wednesday, March 1, 2023 1:34 PM
To: Lee, Henry
Cc: Nick Hobbs
Subject: RE: Project Comments P2023-003
Attachments: 9028-00_FPLT_2023-03-01.pdf

Good afternoon Henry,

We have removed the no-build easement note and references to it.

Attached is the version we will be printing and routing for signatures.

Thanks.

Mark Peace, RPLS

Survey Project Manager
BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, Texas 75034

[REDACTED]
TBPELS FIRM Reg # 10193953

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, February 28, 2023 8:21 AM
To: Mark Peace <[REDACTED]>
Cc: Nick Hobbs <[REDACTED]>
Subject: RE: Project Comments P2023-003

Good Morning,

After reviewing the note with my supervisor, we need the note removed. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Mark Peace <[REDACTED]>
Sent: Monday, February 27, 2023 4:10 PM
To: Lee, Henry <HLee@rockwall.com>

Cc: Nick Hobbs <[REDACTED]>
Subject: RE: Project Comments P2023-003

Henry,

Please see attached plat.

The client's attorney requested we provide a note for the "No-Build Easement" between Lots 4 & 5. The note has been added to the second sheet. Are you good with the note as stated/shown? If so, we will print and route to the client for signatures.

Thanks for your help.

Regards,

Mark Peace, RPLS
Survey Project Manager
BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, Texas 75034

[REDACTED]
TBPELS FIRM Reg # 10193953

From: Nick Hobbs <[REDACTED]>
Sent: Monday, February 27, 2023 2:39 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Thanks Henry. We'll get these items prepared.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, February 23, 2023 4:54 PM
To: Nick Hobbs <[REDACTED]>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Good Afternoon,

Everything looks good. You are good to bring in mylars, the tax certificate(s), and the fee. We need one (1) mylar copy for our records, so provide us extra copies if you want copies for your records. If you have any additional questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <[REDACTED]>
Sent: Monday, February 20, 2023 10:34 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Henry-

Please disregard my last email, we had a small correction. Please see attached version.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Nick Hobbs
Sent: Monday, February 20, 2023 10:12 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Henry-

Please see revised plat attached and let me know if you need anything else.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, February 6, 2023 9:54 AM
To: Nick Hobbs <[REDACTED]>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Good Morning,

Planning has the only remaining comments for this case; they are attached to this email. Once the plat is revised please email them to me. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <[REDACTED]>
Sent: Tuesday, January 31, 2023 7:46 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Mark Peace <[REDACTED]>
Subject: RE: Project Comments P2023-003

Henry-

Good morning. Please see revised plat attached. Let me know if this looks good and I'll have the surveyor sign. We'll also get routed for owner signatures.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
[REDACTED]

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, January 27, 2023 12:08 PM
To: Nick Hobbs <[REDACTED]>
Subject: Project Comments P2023-003

Good Afternoon,

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Thank you,



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