



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. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 **227 National Dr Rockwall Tx 75032**

SUBDIVISION **Rockwall 205 Business Park**

LOT **3**

BLOCK **A**

GENERAL LOCATION **227 National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING [REDACTED]

CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED]

PROPOSED USE **Office / Warehouse**

ACREAGE **2.1**

LOTS [CURRENT] **3**

LOTS [PROPOSED] **3**

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

NXG Services LLC

APPLICANT

NXG Services LLC

CONTACT PERSON

Jonathan McBride

CONTACT PERSON

Jonathan McBride

ADDRESS

5150 Boyd Blvd

ADDRESS

5150 Boyd Blvd

CITY, STATE & ZIP

Rowlett Tx 75088

CITY, STATE & ZIP

Rowlett Tx 75088

PHONE

214-228-8490

PHONE

214-228-8490

E-MAIL

jmcbride@nxgservice.com

E-MAIL

jmcbride@nxgservice.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan McBride [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 \$ 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 2024. 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.

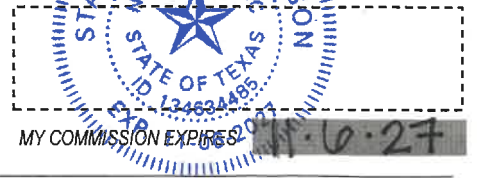
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF November, 2024

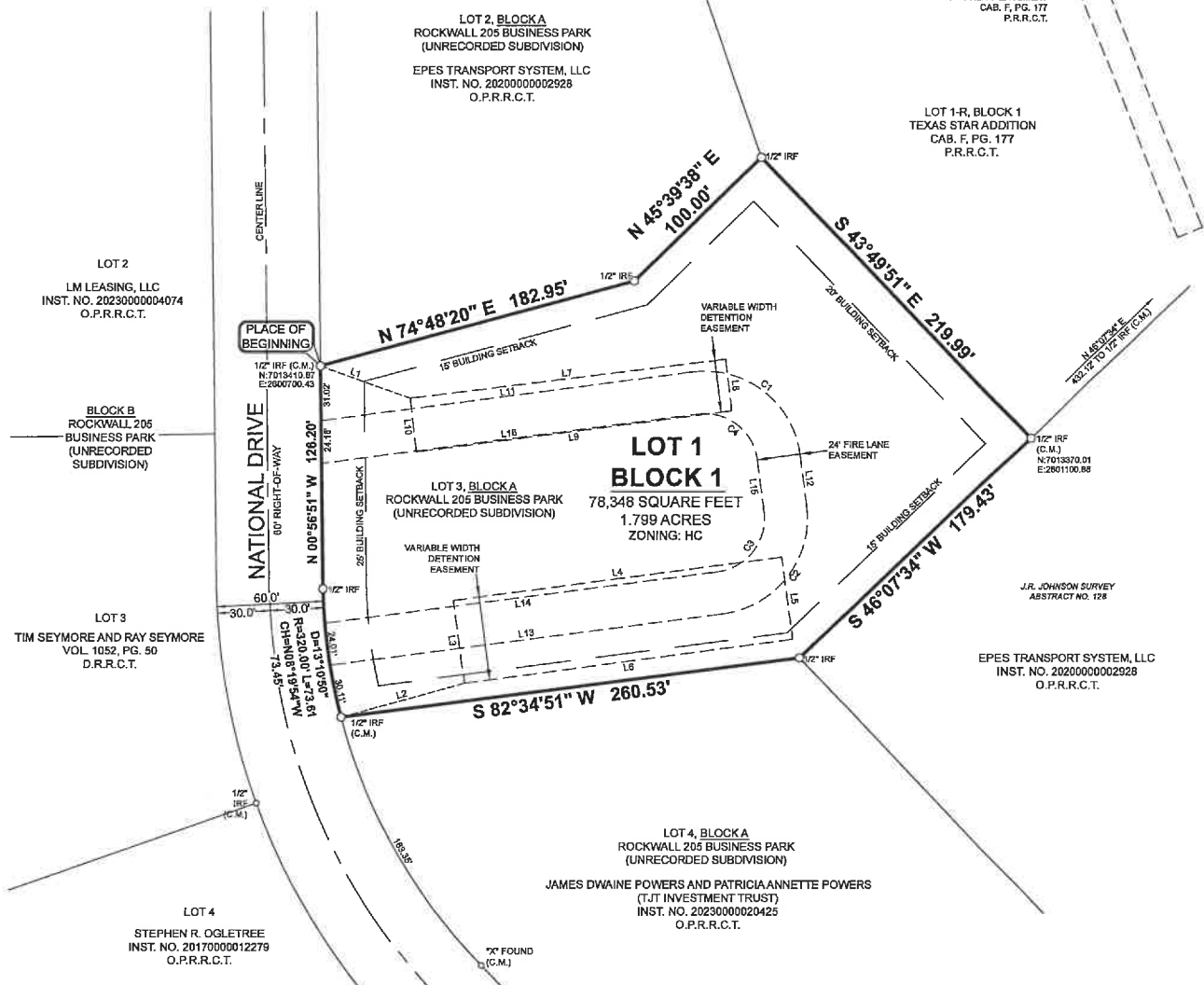
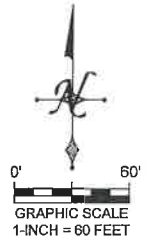
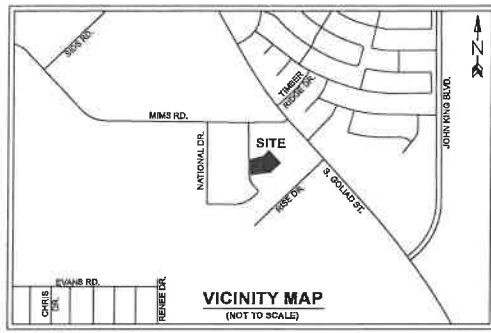
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southwest corner of said Lot 2, Block A, same being the Ninth corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min./50 sec, a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the **NXG SERVICES ADDITION**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **NXG SERVICES ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement sites shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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 regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: _____
 Title: Owner

STATE OF TEXAS:
 COUNTY OF ROCKWALL:
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK
 Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

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

NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. 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 93-54.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'18" W	47.31'
L4	N 82°29'42" E	189.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	188.99'
L7	N 82°58'15" E	179.31'
L8	S 07°19'48" E	28.42'
L9	S 82°32'41" W	173.80'
L10	N 08°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

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
C.M.	COUNTY, TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

PROPERTY ADDRESS:
 227 NATIONAL DRIVE, ROCKWALL, TX 75032
 OWNER: NXG SERVICES, LLC
 ADDRESS: 5150 BOYD BLVD., ROWLETT, TX 75089
 PHONE: 214-228-8490



PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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SUBDIVISION **Rockwall 205 Business Park**

LOT **3**

BLOCK **A**

GENERAL LOCATION **227 National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE **Office / Warehouse**

ACREAGE **2.1**

LOTS [CURRENT] _____

3

LOTS [PROPOSED] _____

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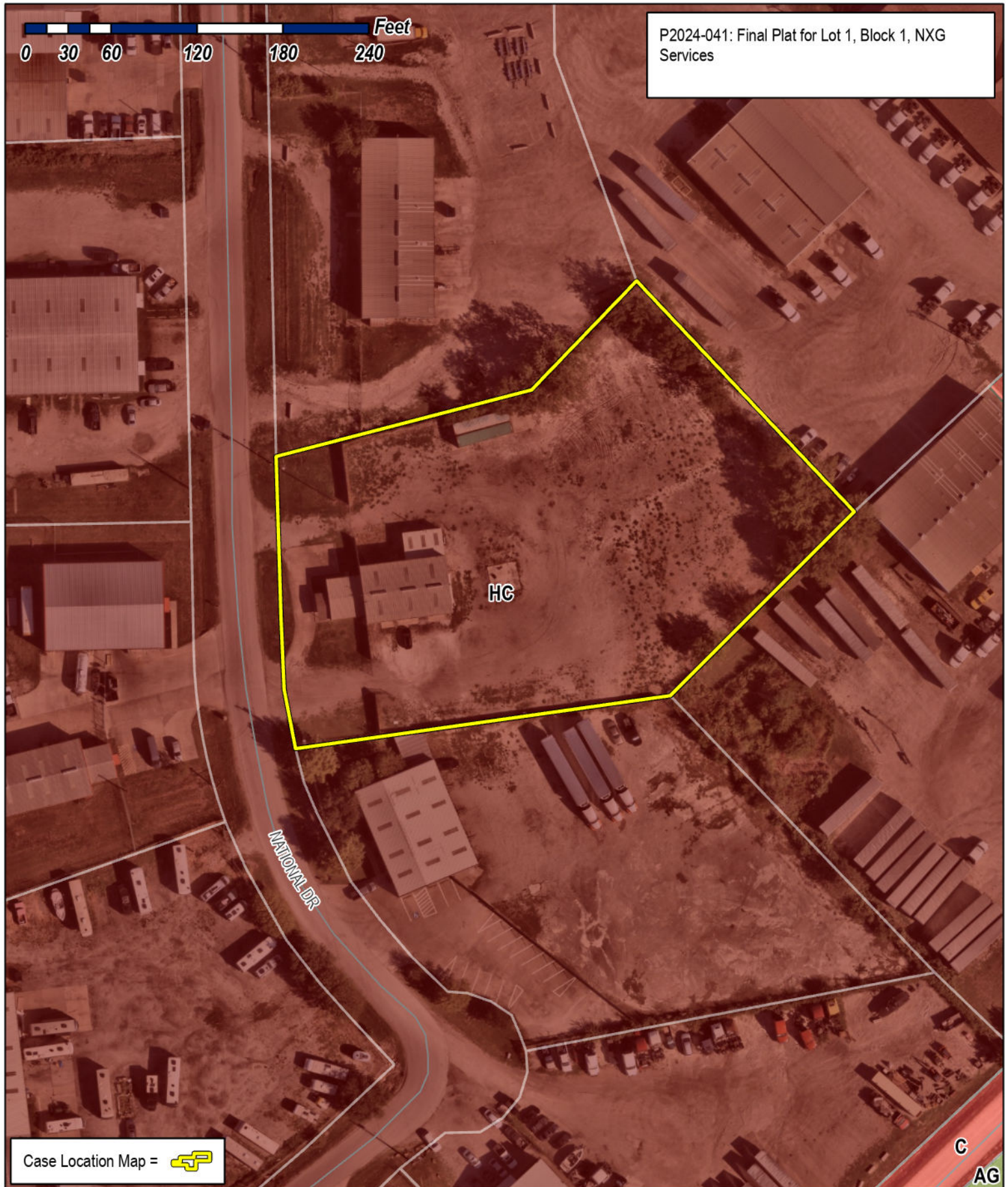
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2024-041: Final Plat for Lot 1, Block 1, NXG Services

0 30 60 120 180 240 Feet

HC

NATIONAL DR

Case Location Map = 

C
AG

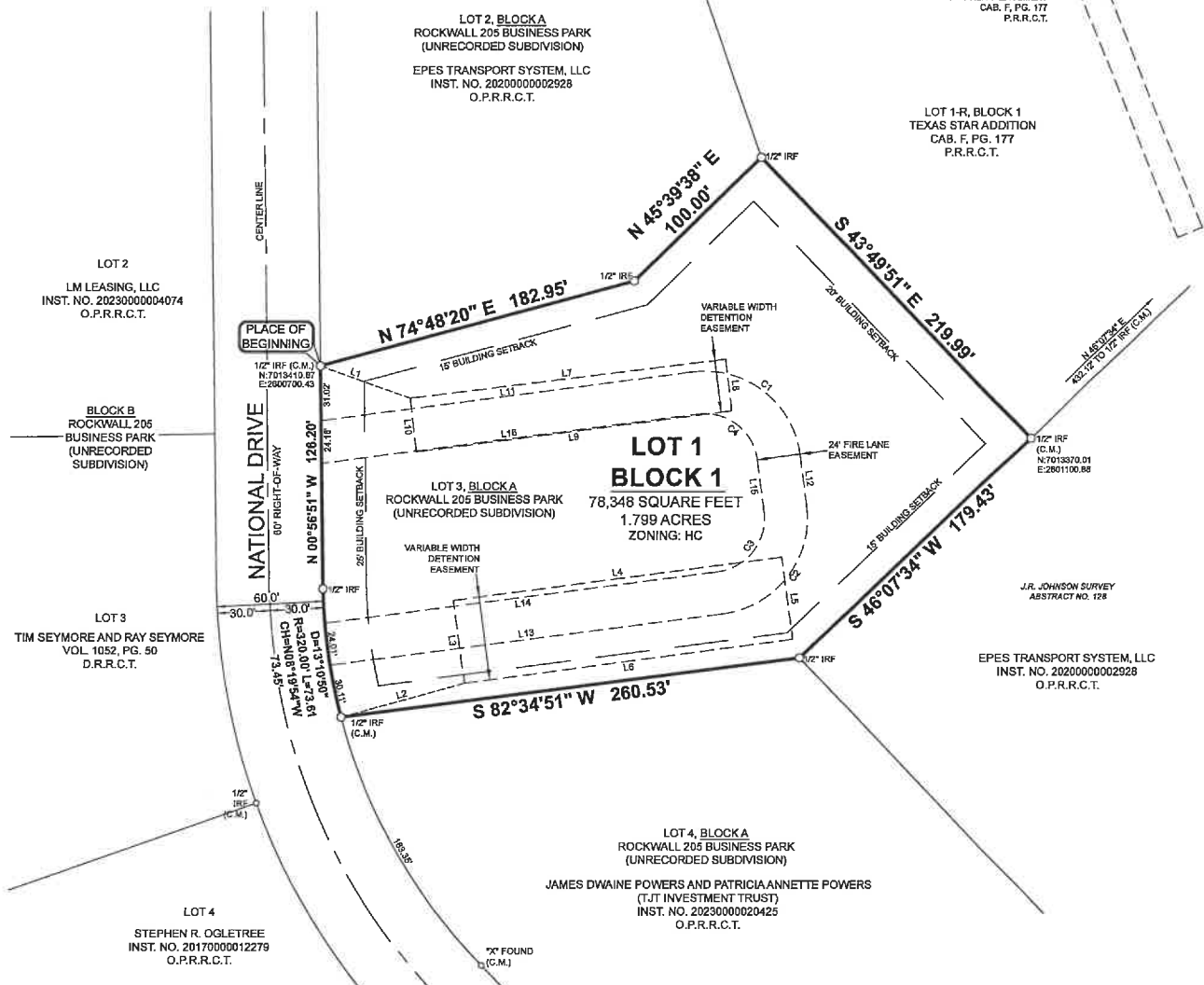
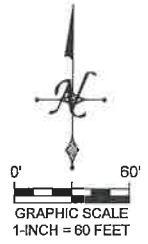
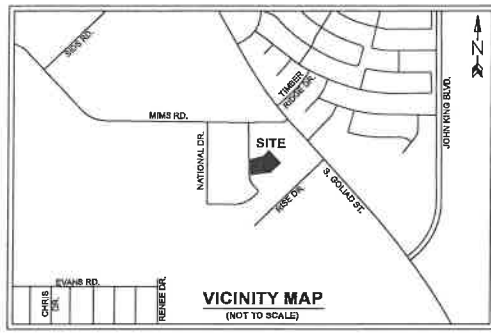


City of Rockwall

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.





NOTES

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L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

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
C.M.	COUNTY, TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner, THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southwest corner of said Lot 2, Block A, same being the Ninth corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min./50 sec, a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the NXG SERVICES ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the NXG SERVICES ADDITION, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement sites shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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 regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: _____
 Title: Owner

STATE OF TEXAS:
 COUNTY OF ROCKWALL:
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK
 Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

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

PROPERTY ADDRESS:
 227 NATIONAL DRIVE, ROCKWALL, TX 75032
 OWNER: NXG SERVICES, LLC
 ADDRESS: 5150 BOYD BLVD., ROWLETT, TX 75089
 PHONE: 214-228-8490



PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Jonathan McBride; *NXG Services*
CASE NUMBER: P2024-041; *Final Plat for Lot 1, Block A, NXG Services Addition*

SUMMARY

Consider a request by Jonathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.799-acre parcel of land (*i.e. Tract 2-8 of the J.R. Johnson Survey, Abstract No. 128*) for the purpose of establishing the required easements for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a zoning change from Agricultural (AG) District to Heavy Commercial (HC) District by *Ordinance No. 02-31 [Case No. PZ2002-036-01-Z]*. On June 6, 2022, the City Council approved a Specific Use Permit (SUP) for outside storage for an existing *Towing and Impound Yard* on the subject property through *Ordinance No. 22-30, S-278 [Case No. Z2022-017]*. On April 30, 2024, the Planning and Zoning Commission approved an Amended Site Plan [Case No. SP2024-018] for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, NXG Services 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 the filing of this Final 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.

PROJECT COMMENTS



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

DATE: 12/5/2024

PROJECT NUMBER: P2024-041
PROJECT NAME: Final Plat for Lot 1, Block 1, NXG Services Addition
SITE ADDRESS/LOCATIONS: 227 NATIONAL DR

CASE CAPTION: Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/05/2024	Approved w/ Comments

12/05/2024: P2024-041: Final Plat for Lot 1, Block A, NXG Services
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

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

M.3 For reference, include the case number (P2024-041) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 1, BLOCK A,
NXG SERVICES ADDITION
BEING A REPLAT OF
LOT 3, BLOCK A
ROCKWALL 205 BUSINESS PARK ADDITION
1.799-ACRES OR 78,348 SF
SITUATED IN THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide the General Notes listed in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.6 Provide the Owner's Certificate language provided in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Remove the Setbacks on the Plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: December 10, 2024

City Council: December 16,2024

I.10 Please note that once the Final Plat 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	Madelyn Price	12/05/2024	Approved w/ Comments

12/05/2024: Please add the Standard Plat Language which can be found here:
[https://www.rockwall.com/pz/Planning/Documents/Development%20Application%20\(Complete\)%202024.pdf](https://www.rockwall.com/pz/Planning/Documents/Development%20Application%20(Complete)%202024.pdf)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/02/2024	Approved

No Comments



STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

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

GENERAL REFERENCE: CHAPTER 38.7, *SUBDIVISION AND PLATTING PROCEDURES*, OF THE MUNICIPAL CODE OF ORDINANCES

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: **[LEGAL DESCRIPTION]**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **[SUBDIVISION NAME]** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **[SUBDIVISION NAME]** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST **[IF APPLICABLE]**

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **[PROPERTY OWNER]**, 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]** day of **[MONTH]**, **[YEAR]**.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S/REGISTERED ENGINEER CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **[SURVEYOR'S NAME]**, 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.

SURVEYOR SIGNATURE **[OR]** REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR NO. **[OR]**
PROFESSIONAL ENGINEER NO.

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing *Subdivision Plat* was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a *Final Plat* on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

ROCKWALL COUNTY JUDGE

DATE

ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

APPROVED: I hereby certify that the above and foregoing *subdivision plat* – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

DIRECTOR OF PLANNING & ZONING

CITY ENGINEER

PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the **Rockwall County Clerk**. Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Per Rockwall County:

*Please note if submitting mylars between September 1st through December 31st, **tax receipts** must also be filed with the plat. The filing of the tax receipt will incur a filing fee of \$4.00 per tax receipt, made payable to the **Rockwall County Clerk**.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 227 National Dr Rockwall Tx 75032

SUBDIVISION Rockwall 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION 227 National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING [REDACTED]

CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED]

PROPOSED USE

Office / Warehouse

ACREAGE

2.1

LOTS [CURRENT]

3

LOTS [PROPOSED]

3

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

NXG Services LLC

APPLICANT

NXG Services LLC

CONTACT PERSON

Jonathan McBride

CONTACT PERSON

Jonathan McBride

ADDRESS

5150 Boyd Blvd

ADDRESS

5150 Boyd Blvd

CITY, STATE & ZIP

Rowlett Tx 75088

CITY, STATE & ZIP

Rowlett Tx 75088

PHONE

214-228-8490

PHONE

214-228-8490

E-MAIL

jmcbride@nxgservice.com

E-MAIL

jmcbride@nxgservice.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan McBride [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 2024. 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 20 DAY OF November, 2024

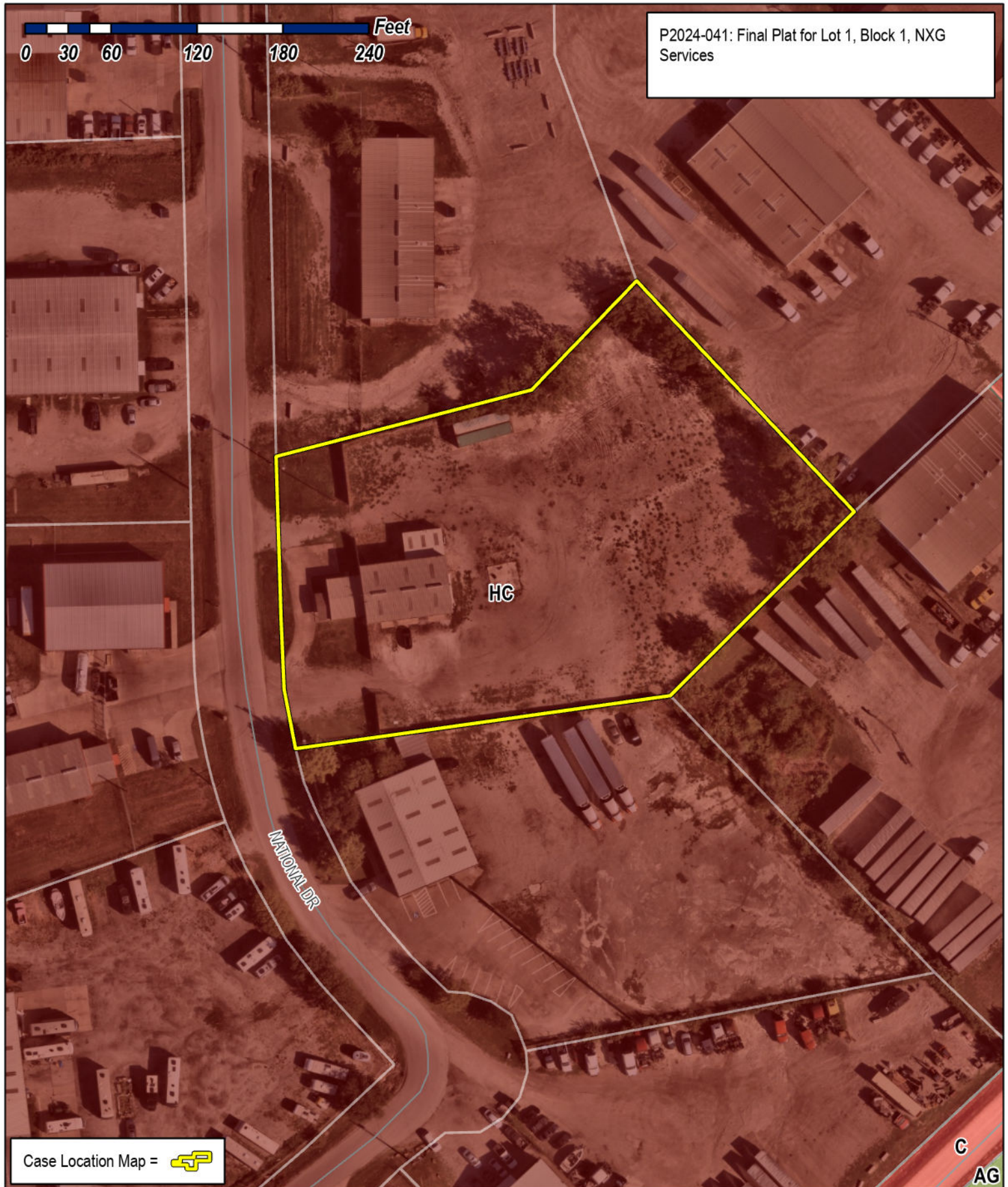
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]






P2024-041: Final Plat for Lot 1, Block 1, NXG Services

0 30 60 120 180 240 Feet

HC

NATIONAL DR

Case Location Map = 

C
AG

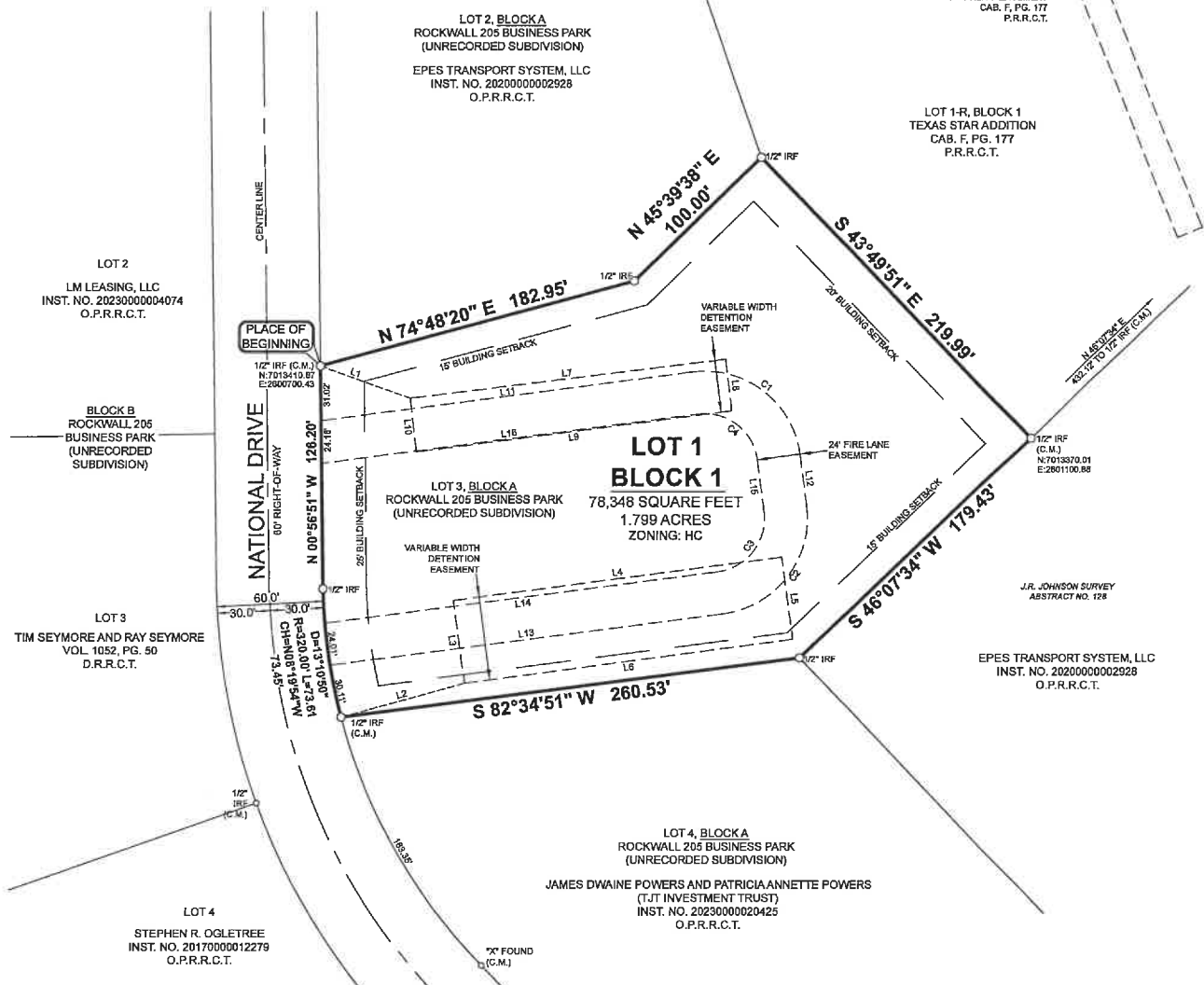
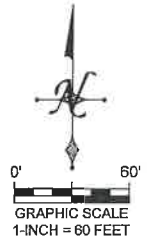
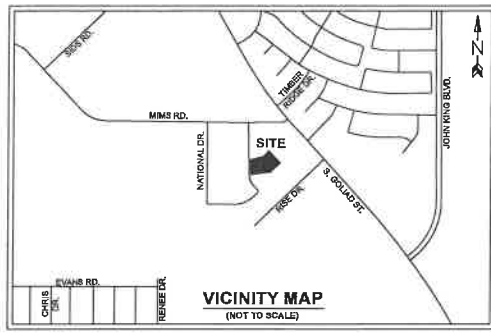


City of Rockwall

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.





NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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 93-54.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'18" W	47.31'
L4	N 82°29'42" E	189.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	189.99'
L7	N 82°58'15" E	179.31'
L8	S 07°19'48" E	29.42'
L9	S 82°32'41" W	179.80'
L10	N 08°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

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
C.M.	COUNTY, TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner, THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southwest corner of said Lot 2, Block A, same being the Ninth corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min./50 sec, a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the NXG SERVICES ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the NXG SERVICES ADDITION, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement sites shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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 regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: _____
 Title: Owner

STATE OF TEXAS:
 COUNTY OF ROCKWALL:
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK
 Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

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

PROPERTY ADDRESS:
 227 NATIONAL DRIVE, ROCKWALL, TX 75032
 OWNER: NXG SERVICES, LLC
 ADDRESS: 5150 BOYD BLVD., ROWLETT, TX 75089
 PHONE: 214-228-8490



PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 16, 2024
APPLICANT: Jonathan McBride; *NXG Services*
CASE NUMBER: P2024-041; *Final Plat for Lot 1, Block A, NXG Services Addition*

SUMMARY

Consider a request by Jonathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.799-acre parcel of land (*i.e. Tract 2-8 of the J.R. Johnson Survey, Abstract No. 128*) for the purpose of establishing the required easements for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a zoning change from Agricultural (AG) District to Heavy Commercial (HC) District by *Ordinance No. 02-31 [Case No. PZ2002-036-01-Z]*. On June 6, 2022, the City Council approved a Specific Use Permit (SUP) for outside storage for an existing *Towing and Impound Yard* on the subject property through *Ordinance No. 22-30, S-278 [Case No. Z2022-017]*. On April 30, 2024, the Planning and Zoning Commission approved an Amended Site Plan [Case No. SP2024-018] for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, NXG Services 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 the filing of this Final 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 December 10, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Conway absent.



STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

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

GENERAL REFERENCE: CHAPTER 38.7, *SUBDIVISION AND PLATTING PROCEDURES*, OF THE MUNICIPAL CODE OF ORDINANCES

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: **[LEGAL DESCRIPTION]**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **[SUBDIVISION NAME]** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **[SUBDIVISION NAME]** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST **[IF APPLICABLE]**

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **[PROPERTY OWNER]**, 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]** day of **[MONTH]**, **[YEAR]**.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S/REGISTERED ENGINEER CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **[SURVEYOR'S NAME]**, 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.

SURVEYOR SIGNATURE **[OR]** REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR NO. **[OR]**
PROFESSIONAL ENGINEER NO.

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing *Subdivision Plat* was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a *Final Plat* on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

ROCKWALL COUNTY JUDGE

DATE

ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

APPROVED: I hereby certify that the above and foregoing *subdivision plat* – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

DIRECTOR OF PLANNING & ZONING

CITY ENGINEER

PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the **Rockwall County Clerk**. Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Per Rockwall County:

*Please note if submitting mylars between September 1st through December 31st, **tax receipts** must also be filed with the plat. The filing of the tax receipt will incur a filing fee of \$4.00 per tax receipt, made payable to the **Rockwall County Clerk**.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 227 National Dr Rockwall Tx 75032

SUBDIVISION Rockwall 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION 227 National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING [REDACTED]

CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED]

PROPOSED USE

Office / Warehouse

ACREAGE

2.1

LOTS [CURRENT]

3

LOTS [PROPOSED]

3

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

NXG Services LLC

APPLICANT

NXG Services LLC

CONTACT PERSON

Jonathan McBride

CONTACT PERSON

Jonathan McBride

ADDRESS

5150 Boyd Blvd

ADDRESS

5150 Boyd Blvd

CITY, STATE & ZIP

Rowlett Tx 75088

CITY, STATE & ZIP

Rowlett Tx 75088

PHONE

214-228-8490

PHONE

214-228-8490

E-MAIL

jmcbride@nxgservice.com

E-MAIL

jmcbride@nxgservice.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan McBride [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 2024. 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 20 DAY OF November, 2024

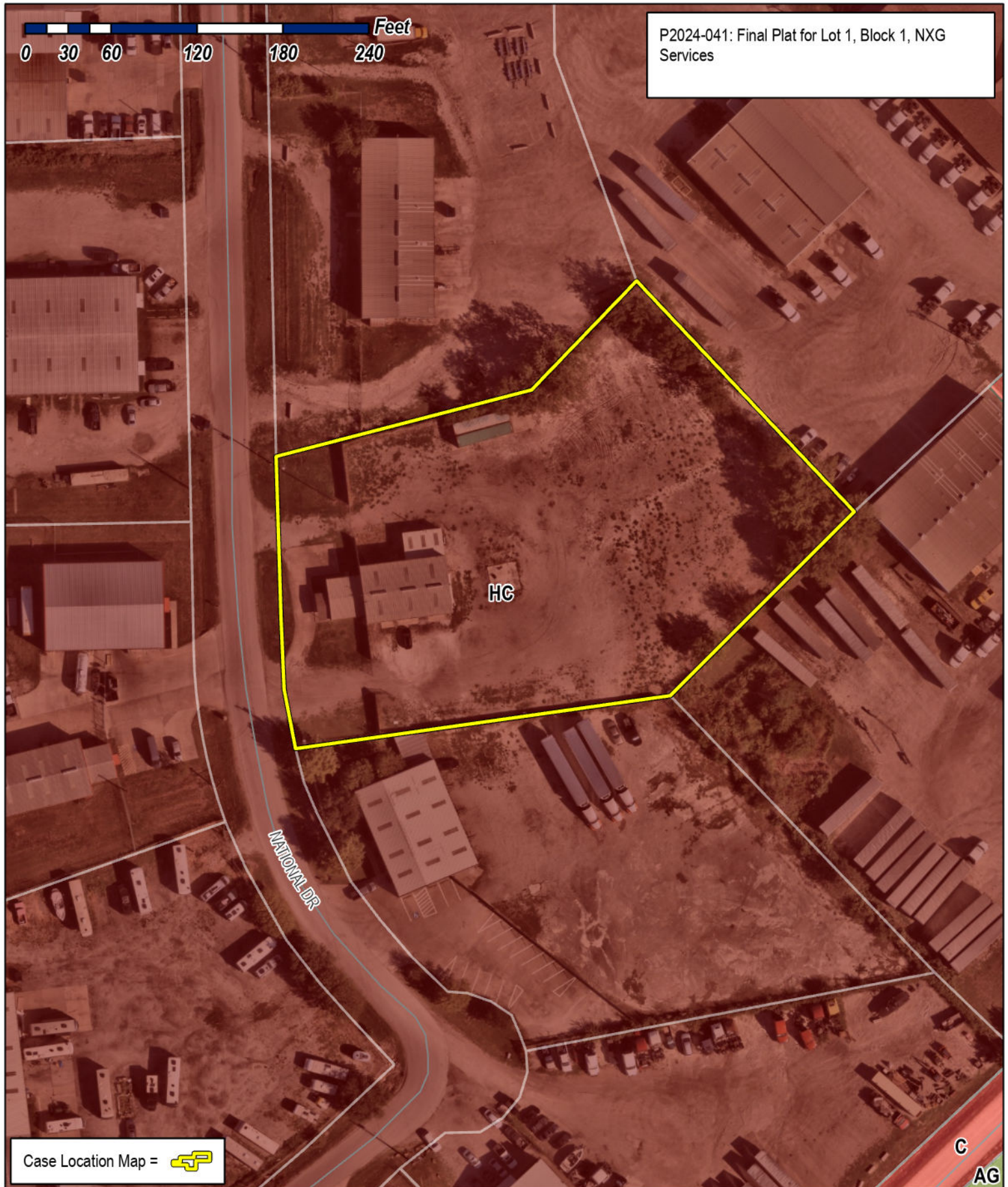
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]






P2024-041: Final Plat for Lot 1, Block 1, NXG Services

0 30 60 120 180 240 Feet

HC

NATIONAL DR

Case Location Map = 

C
AG

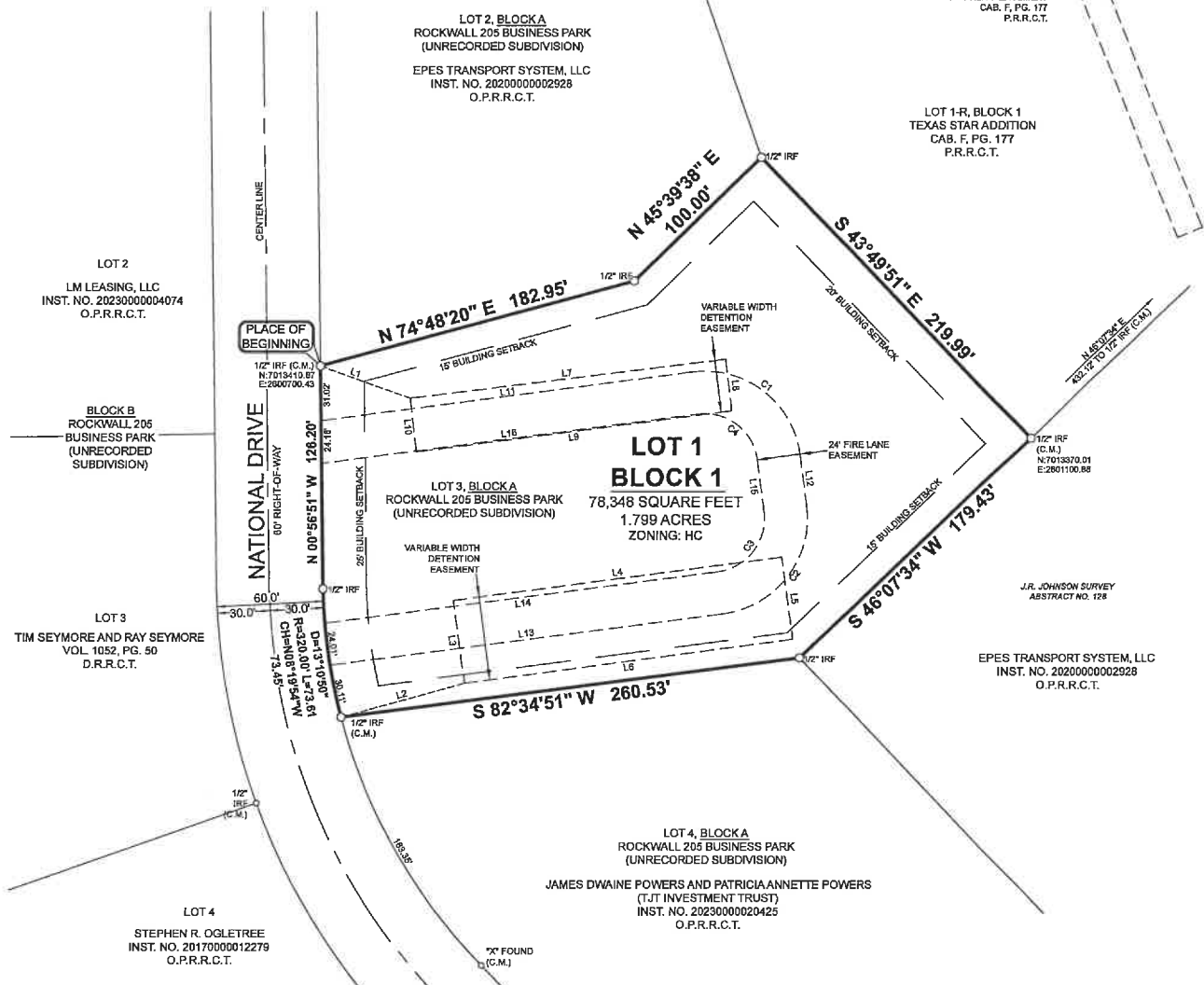
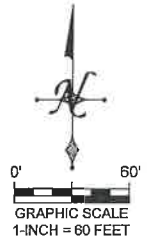
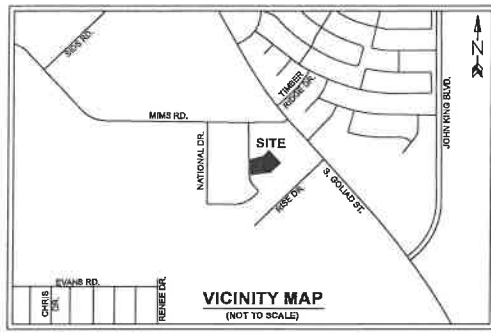


City of Rockwall

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.





NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. 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 93-54.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'18" W	47.31'
L4	N 82°29'42" E	189.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	189.99'
L7	N 82°58'15" E	179.31'
L8	S 07°19'48" E	29.42'
L9	S 82°32'41" W	179.80'
L10	N 08°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

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
C.M.	COUNTY, TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner, THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southwest corner of said Lot 2, Block A, same being the Ninth corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min./50 sec, a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the NXG SERVICES ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the NXG SERVICES ADDITION, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement sites shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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 regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: _____
 Title: Owner

STATE OF TEXAS:
 COUNTY OF ROCKWALL:
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK
 Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

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

PROPERTY ADDRESS:
 227 NATIONAL DRIVE, ROCKWALL, TX 75032
 OWNER: NXG SERVICES, LLC
 ADDRESS: 5150 BOYD BLVD., ROWLETT, TX 75089
 PHONE: 214-228-8490



PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



DATE: December 18, 2024

TO: Jonathan McBride
5150 Boyd Blvd
Rowlett, Texas 75088

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

SUBJECT: P2024-041; *Final Plat for Lot 1, Block A, NXG Services*

Jonathan:

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 December 16, 2024. 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner Conway absent.

City Council

On December 16, 2024, the City Council approved a motion to approve the final plat by a vote of 6-0, with Council Member McCallum absent.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (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 filling 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 cursive script that reads "Bethany Ross".

Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Ross, Bethany
Sent: Friday, December 6, 2024 3:29 PM
To: Jonathan McBride
Subject: Project Comments: P2024-041
Attachments: Project Comments (12.05.2024).pdf

Jonathan,

Attached are the project comments for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission: December 10, 2024

City Council: December 16, 2024

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,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

brross@rockwall.com

[City of Rockwall - Planning & Zoning](#)