



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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

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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.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**



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

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

☐ OWNER **Vue Realty Group, LLC**

☒ APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey T. Brockette [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 \$ 469.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF September, 2025. 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 9th DAY OF September, 2025

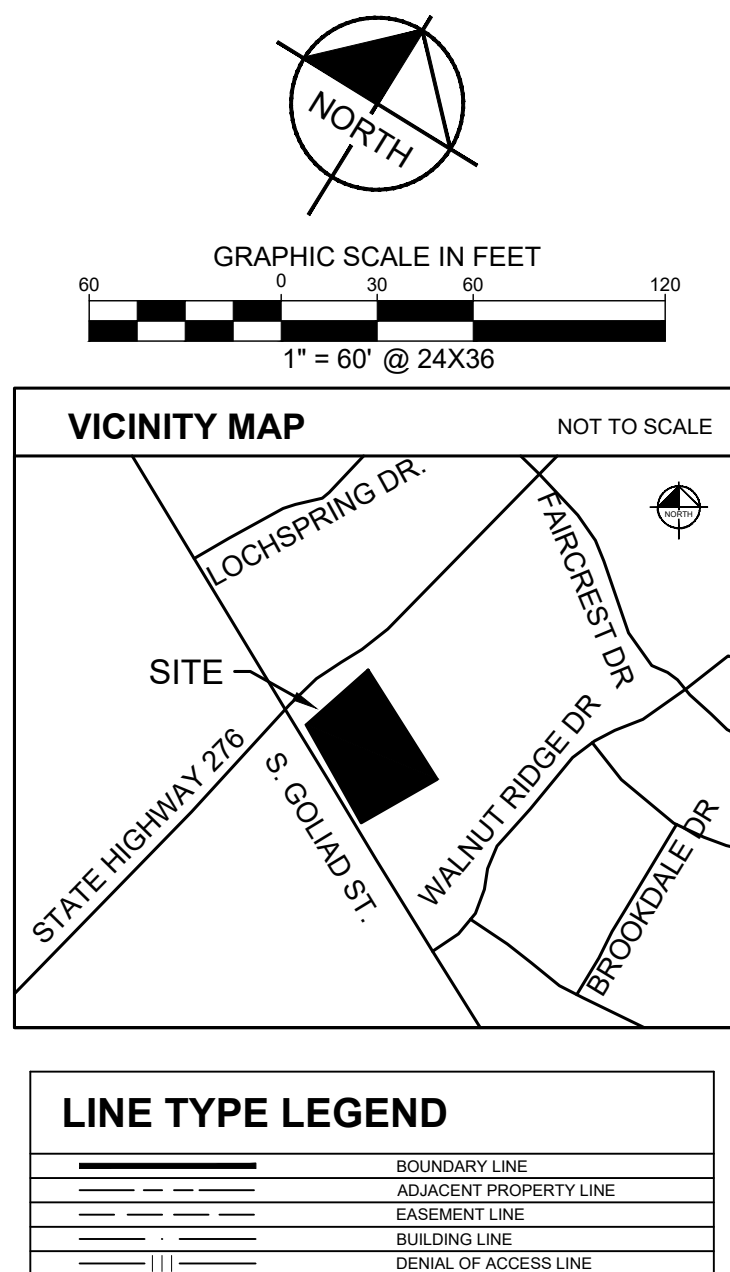
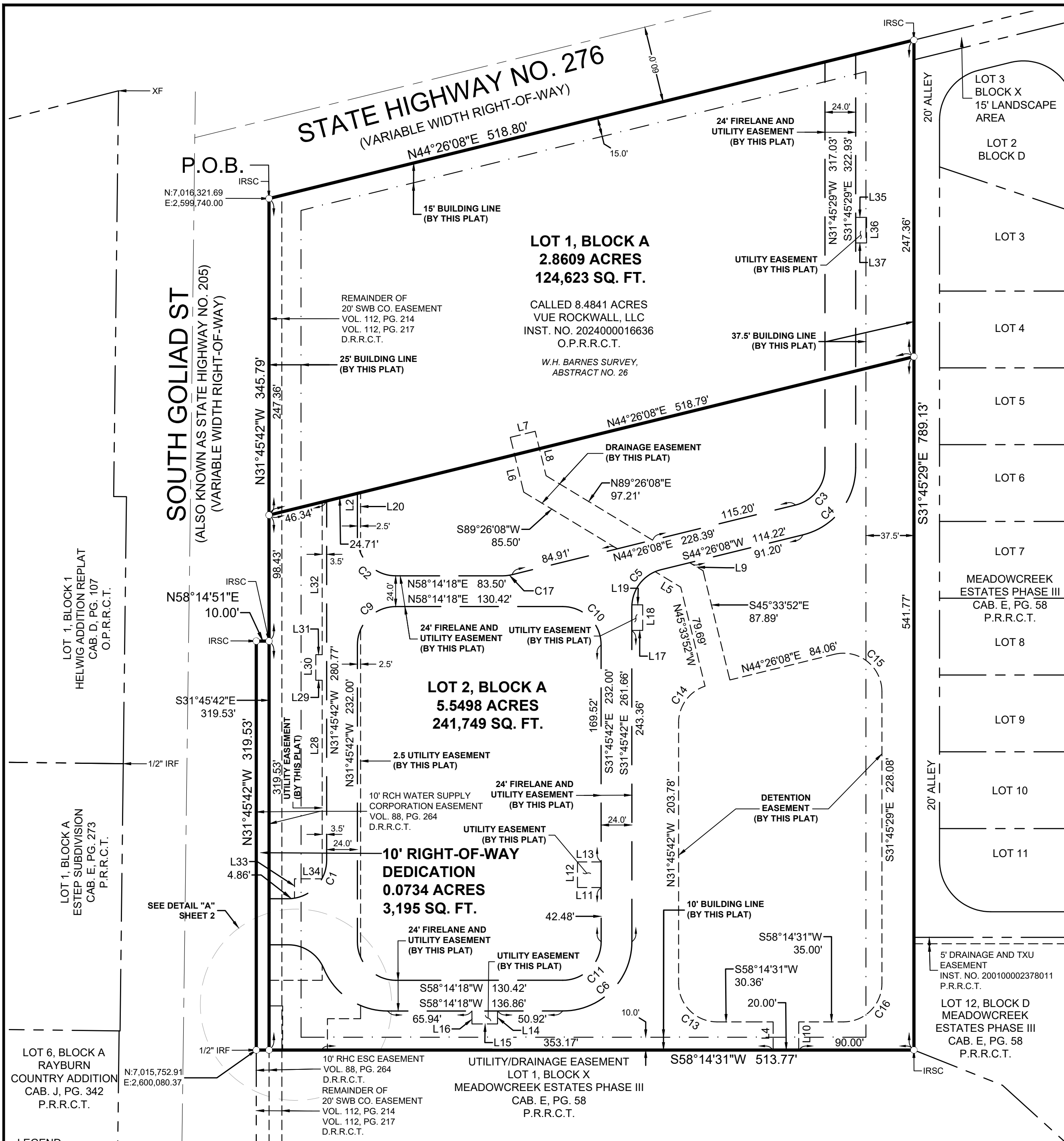
OWNER'S SIGNATURE Jeffrey T. Brockette

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelley L. Tomlinson



KELLEY L. TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

MY COMMISSION EXPIRES June 2, 2029



NOTES:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT FOUND
VOL., PG. = VOLUME, PAGE
CAB., PG. = CABINET, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
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

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

APPROVED:

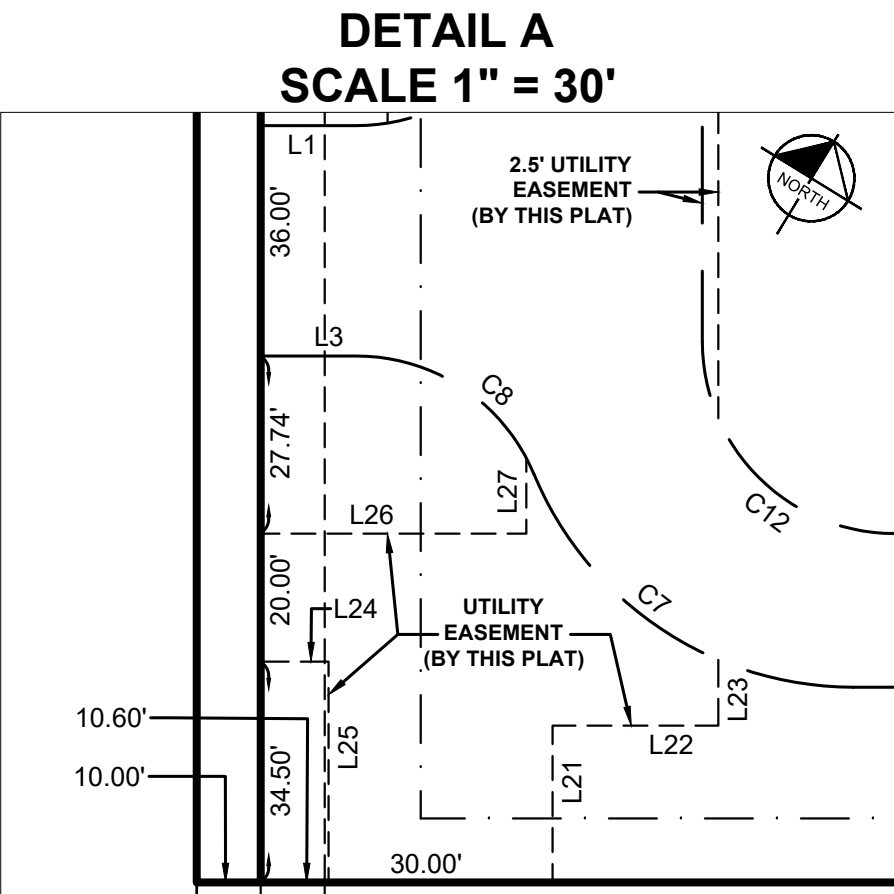
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 202__.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

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EMAIL: dani.carr@vuerealestate.com

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8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
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FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2



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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☐ OWNER **Vue Realty Group, LLC**

☒ APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

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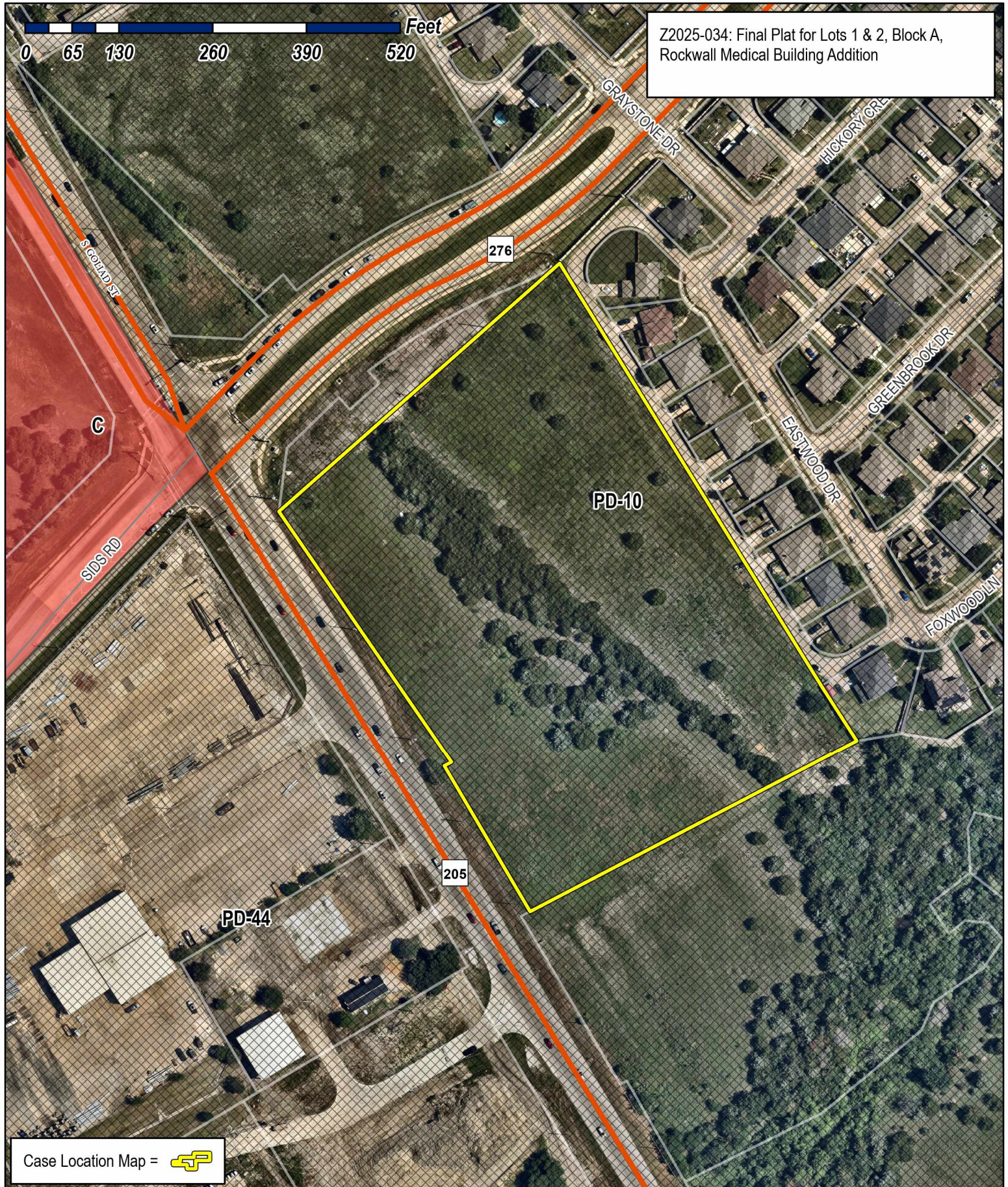
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



KELLEY L. TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

MY COMMISSION EXPIRES June 2, 2029

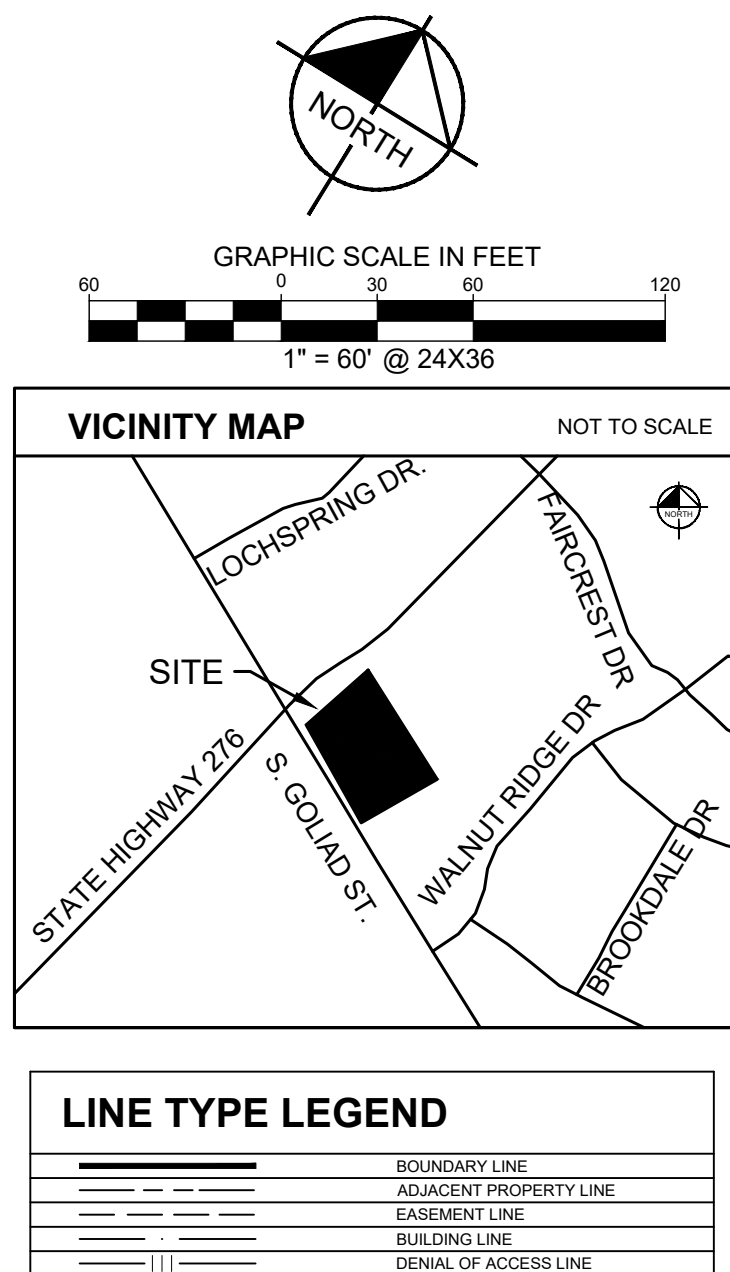
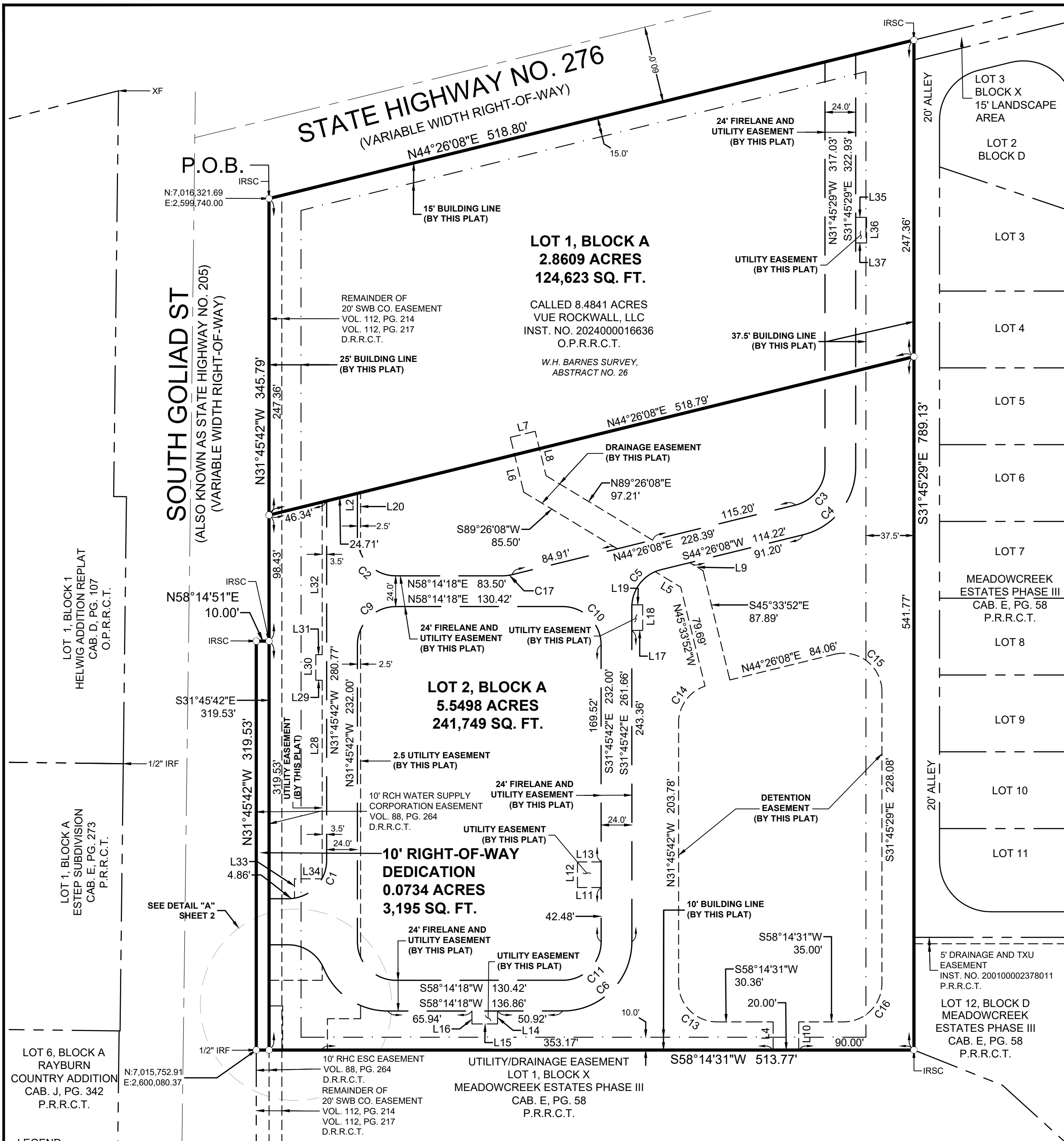


City of Rockwall

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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It shall be the policy of the city 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 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

APPROVED:

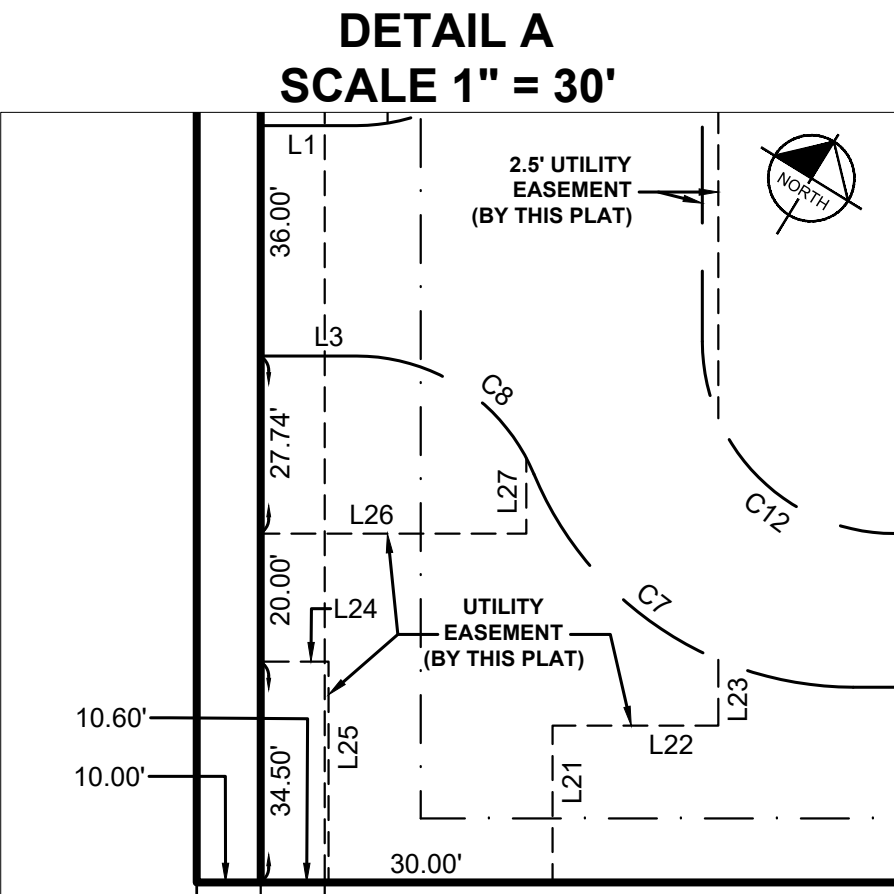
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the ____ day of _____, 202__.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Jake Hodges; *Kimley-Horn and Associates*

CASE NUMBER: P2025-034; *Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition*

SUMMARY

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for an 8.4841-acre tract of land (*i.e. Tract 2-2, of the W.H. Barnes Survey, Abstract No. 26*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Rockwall Medical Building Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Medical Office Building*.
- ☑ Background. The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23 [Case No. A1974-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance [*Ordinance No. 74-32*] and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance [*Ordinance No. 96-03*] and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation. On November 26, 2024, the Planning and Zoning Commission approved a *site plan [Case No. SP2024-043]* for a *medical office building* on a portion (*i.e. Lot 1, Block A, Rockwall Medical Office Building Addition*) of the subject property. On May 27, 2025, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2025-017]* for a *medical office building* on a different portion of the property (*i.e. Lot 2, Block A, Rockwall Medical Office Building*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, Rockwall Medical Office Building Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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: 9/19/2025

PROJECT NUMBER: P2025-034
PROJECT NAME: Final Pla for Lots 1-2, Block A, Rockwall Medical Building Addition
SITE ADDRESS/LOCATIONS: E Corner of the Intersection of S. Goliad Street and SH 276

CASE CAPTION: Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments

09/19/2025: P2025-034: Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276.

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 (P2025-034) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to say Lots 1 & 2 instead of Lots 1-2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.5 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.6 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: September 30, 2025

City Council Meeting: October 6, 2025

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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	09/17/2025	Approved w/ Comments

- 09/17/2025: 1. Not correct. Need to show adjacent lot and ownership prior to SH 276 ROW.
 2. Must show the City of Heath Water Line easement with recording information
 3. Public access
 4. Provide a 10' utility easement along this frontage too.
 5. Need off-site easement to cross adjacent property prior to TXDOT ROW for SH 276
 6. Please be advised that when this lot develops you will need to plat again to dedicate the water main being installed in "future" development and any other proposed easements on this lot.
 7. How wide is utility easement? Label.
 8. Call out width
 9. and public access
 10. call out FFE based on 2 feet above detention pond 100-yr
 11. Why is this line type the same as property line?
 12. How wide is utility easement? Label.
 13. and public access
 14. List 100yr WSEL on plat.
 15. Easement layout may change with Engineering plan release.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/15/2025	Approved

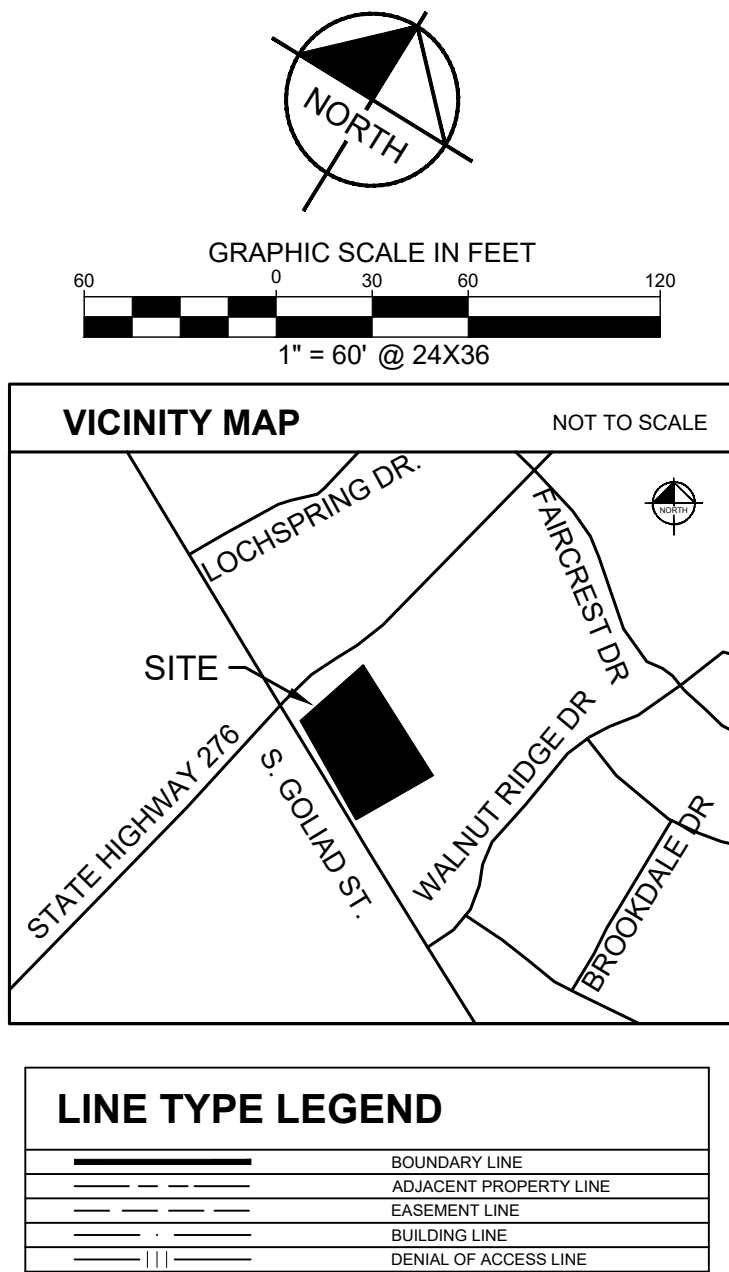
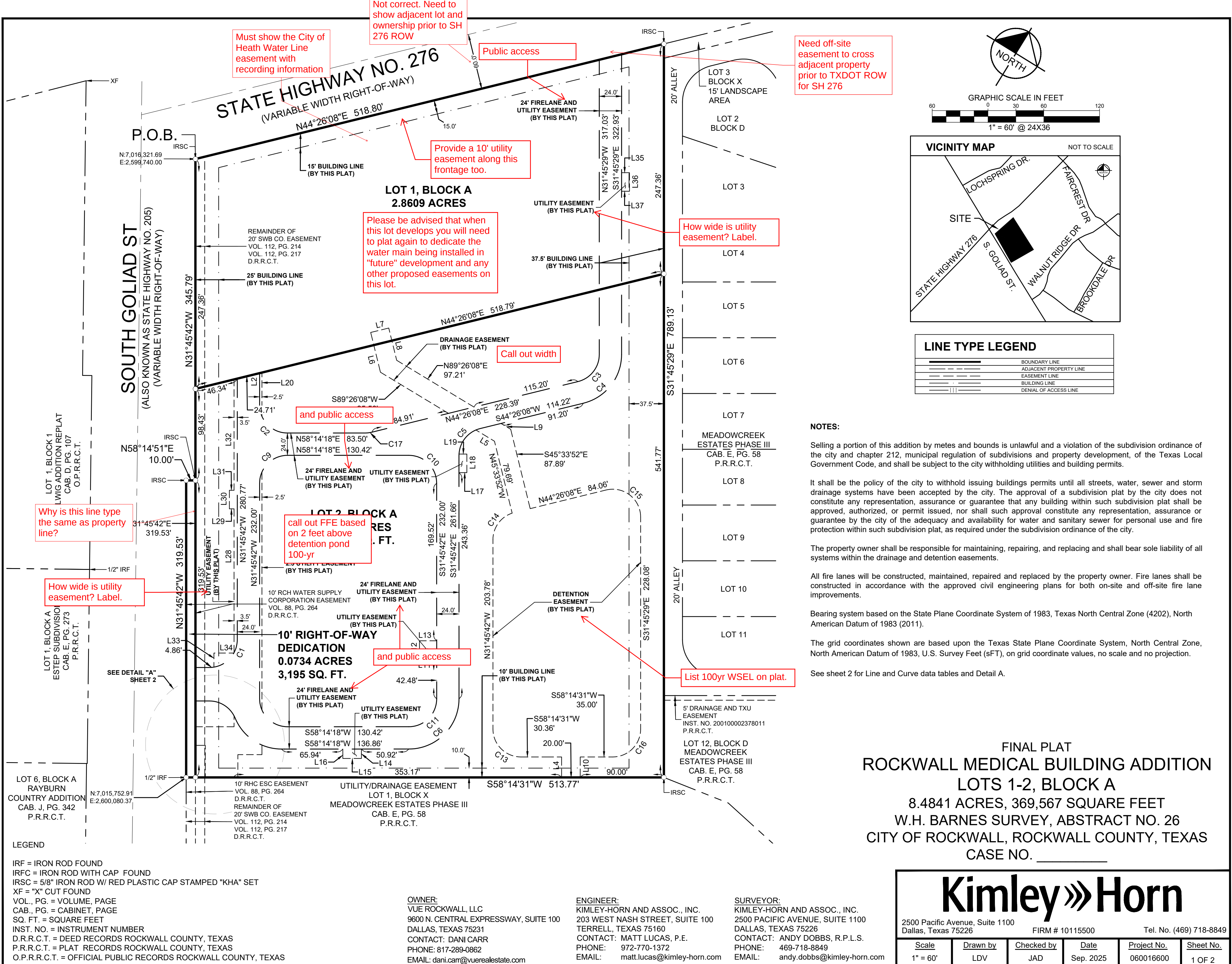
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/15/2025	Approved

No Comments



NOTES:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT FOUND
VOL., PG. = VOLUME, PAGE
CAB., PG. = CABINET, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
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

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of _____

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
DALLAS, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of Texas

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 of _____, 202__.	
_____ Mayor of the City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'	C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'	C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'	C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'	C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'	C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'	C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'	C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'	C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'						

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**



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

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

☐ OWNER **Vue Realty Group, LLC**

☒ APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey T. Brockette [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 \$ 469.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 9th DAY OF September, 2025. 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 9th DAY OF September, 2025

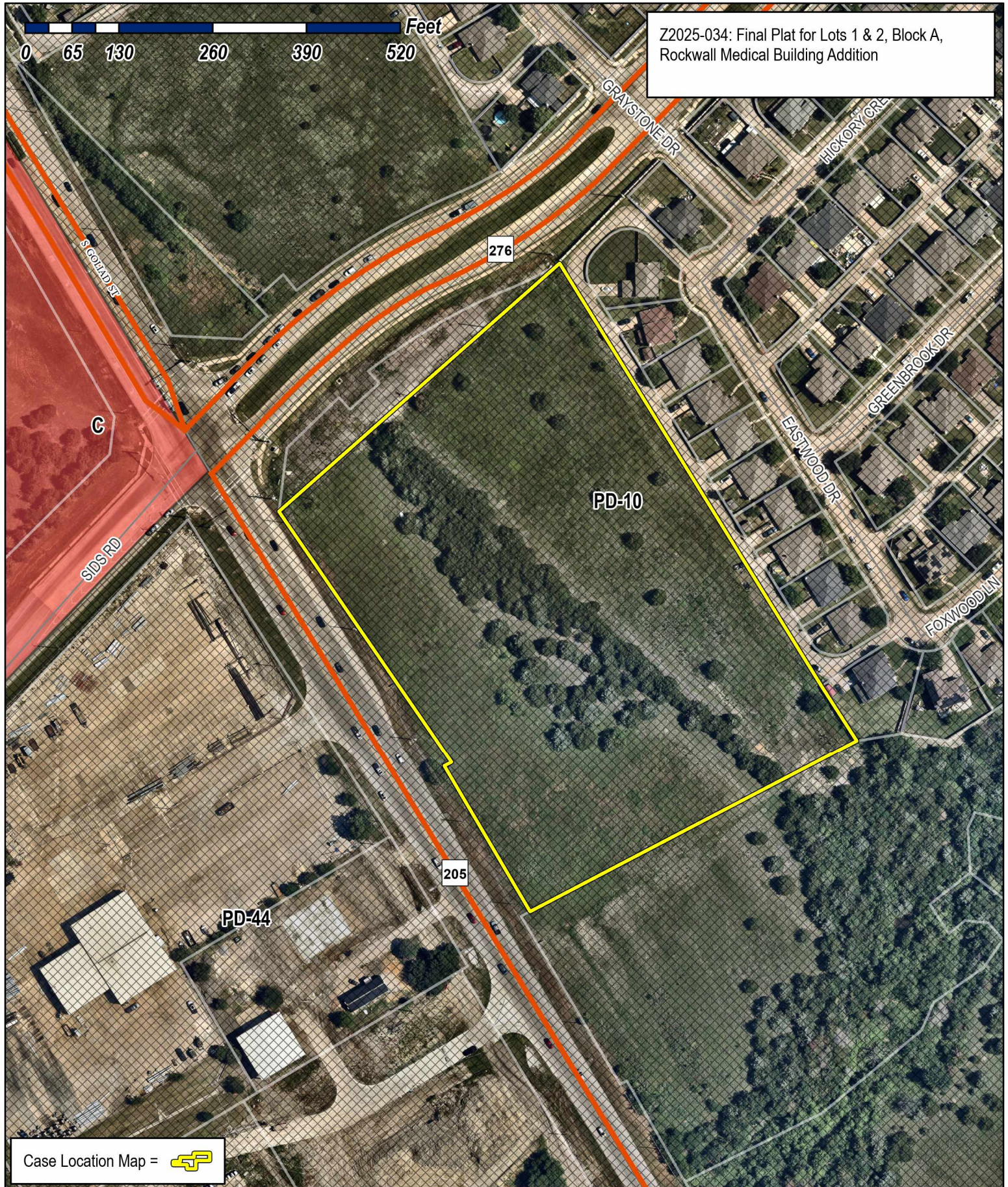
OWNER'S SIGNATURE Jeffrey T. Brockette

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelley L. Tomlinson



KELLEY L. TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

MY COMMISSION EXPIRES June 2, 2029

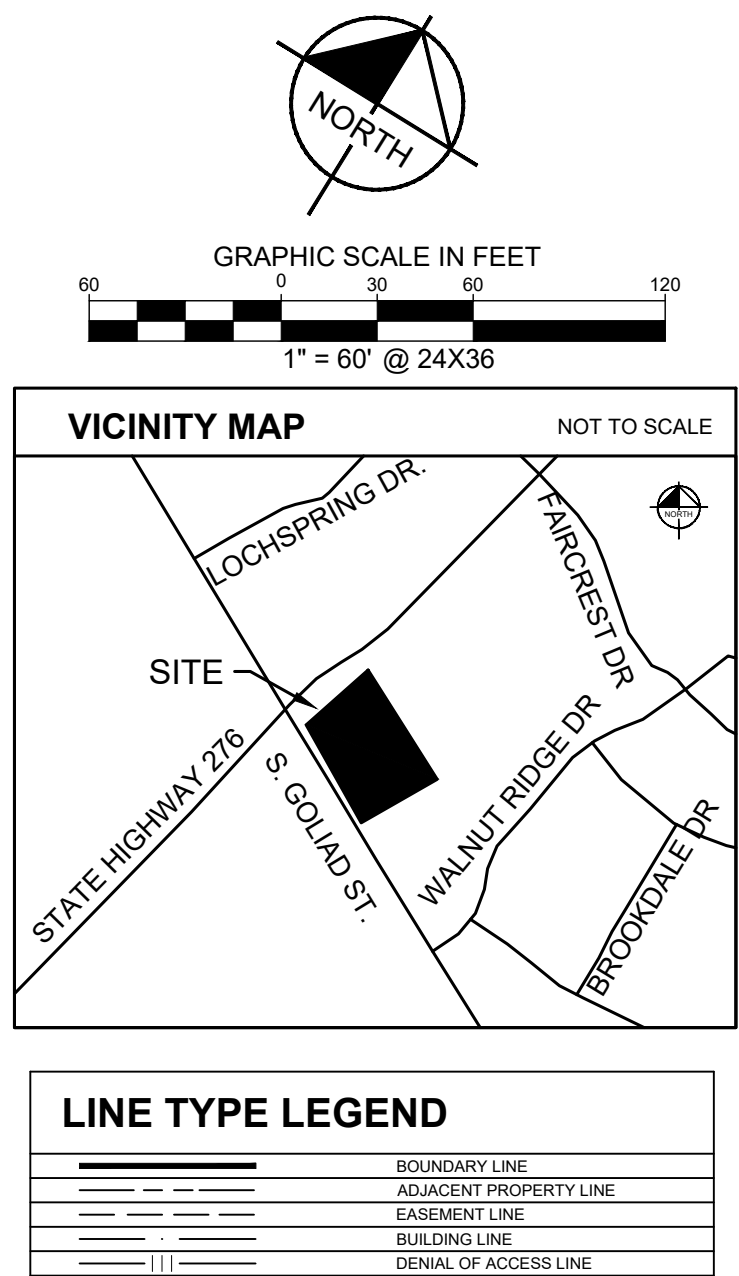
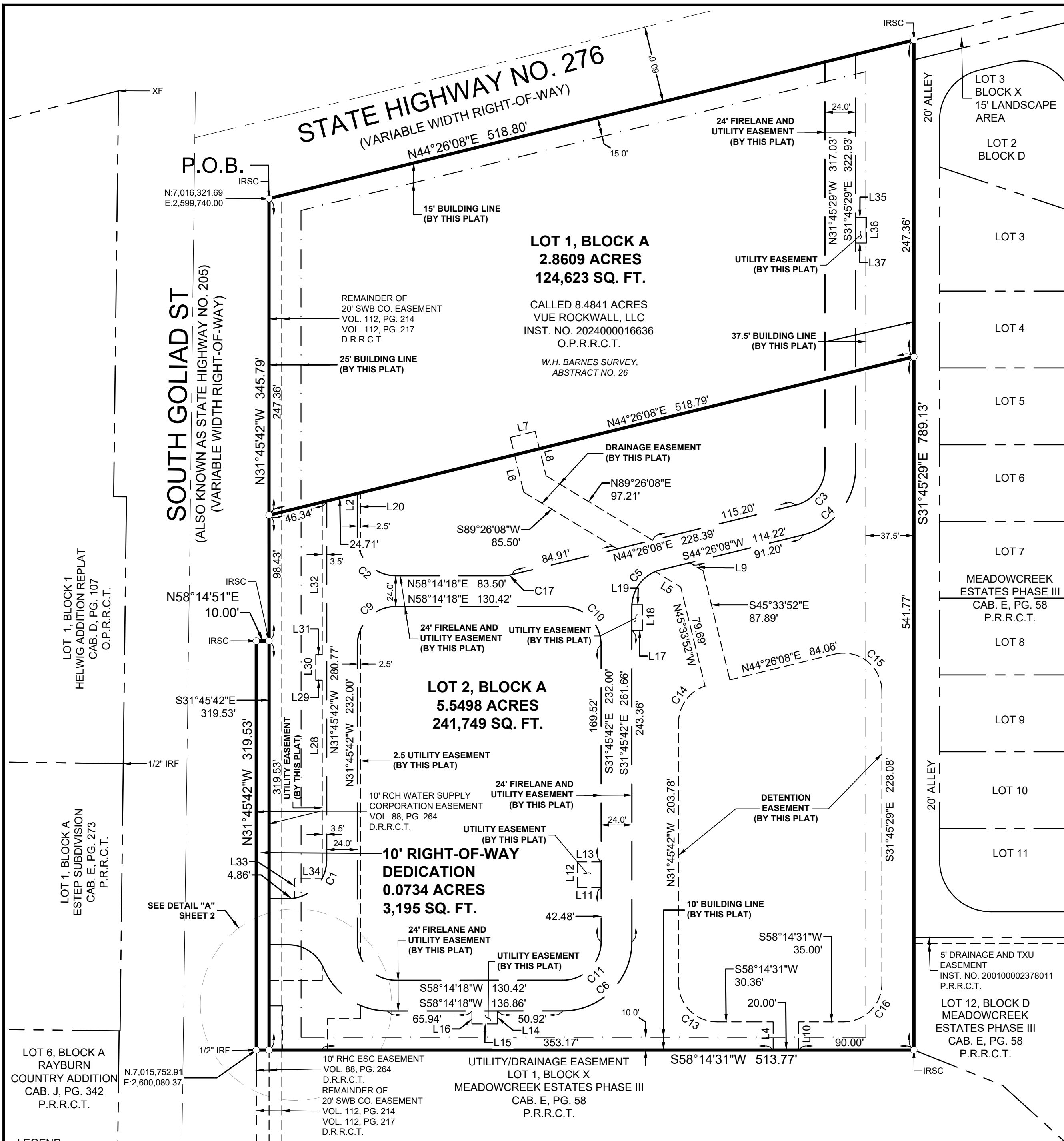


City of Rockwall

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:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT FOUND
VOL., PG. = VOLUME, PAGE
CAB., PG. = CABINET, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
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

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

APPROVED:

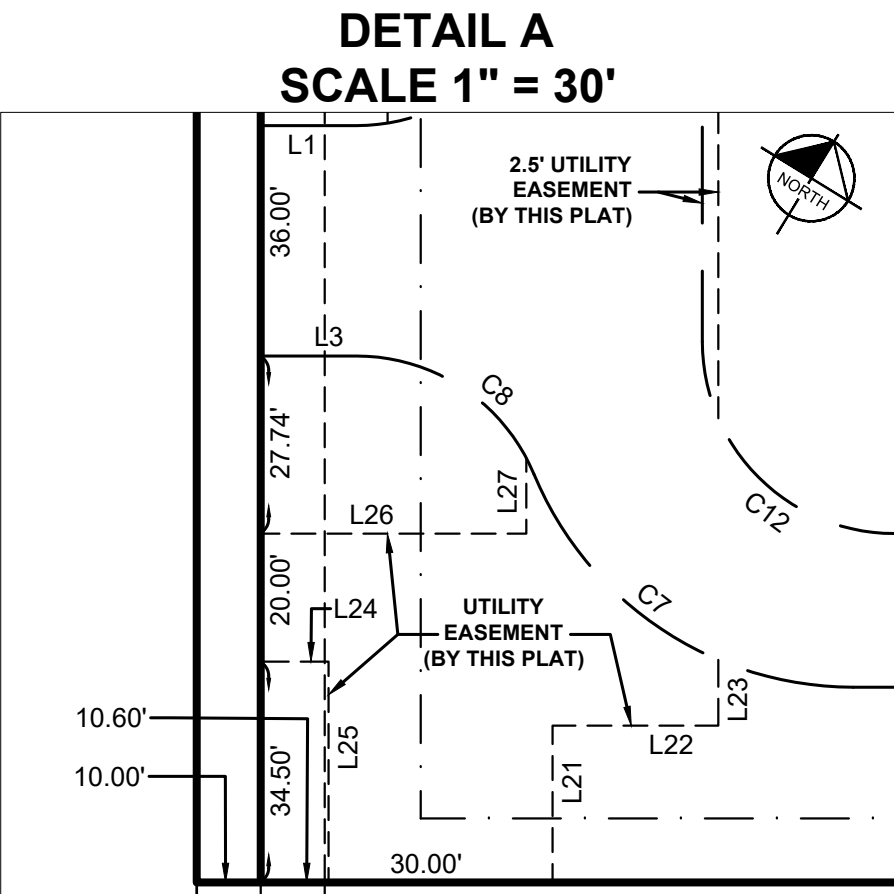
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 202__.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: October 6, 2025

APPLICANT: Jake Hodges; *Kimley-Horn and Associates*

CASE NUMBER: P2025-034; *Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition*

SUMMARY

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for an 8.4841-acre tract of land (*i.e. Tract 2-2, of the W.H. Barnes Survey, Abstract No. 26*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Rockwall Medical Building Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Medical Office Building*.
- ☑ Background. The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23 [Case No. A1974-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance [*Ordinance No. 74-32*] and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance [*Ordinance No. 96-03*] and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation. On November 26, 2024, the Planning and Zoning Commission approved a *site plan [Case No. SP2024-043]* for a *medical office building* on a portion (*i.e. Lot 1, Block A, Rockwall Medical Office Building Addition*) of the subject property. On May 27, 2025, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2025-017]* for a *medical office building* on a different portion of the property (*i.e. Lot 2, Block A, Rockwall Medical Office Building*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Rockwall Medical Office Building Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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 September 30, 2025, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**



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

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

☐ OWNER **Vue Realty Group, LLC**

☒ APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockette**

CONTACT PERSON **Jake Hodges**

ADDRESS **[REDACTED]**

ADDRESS **[REDACTED]**

CITY, STATE & ZIP **[REDACTED]**

CITY, STATE & ZIP **[REDACTED]**

PHONE **[REDACTED]**

PHONE **[REDACTED]**

E-MAIL **[REDACTED]**

E-MAIL **[REDACTED]**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey T. Brockette [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 \$ 469.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF September, 2025. 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 9th DAY OF September, 2025

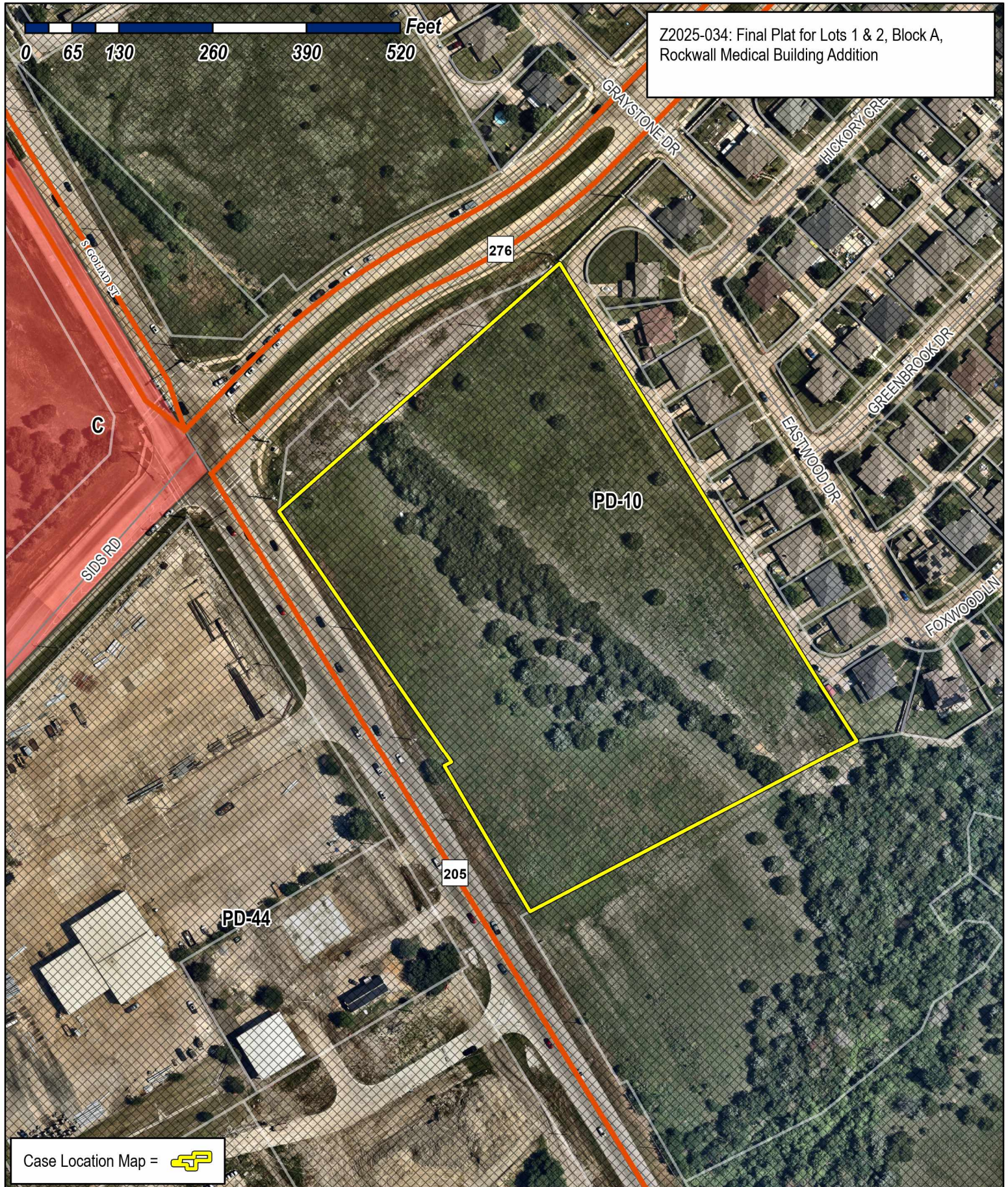
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



KELLEY L. TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

MY COMMISSION EXPIRES June 2, 2029

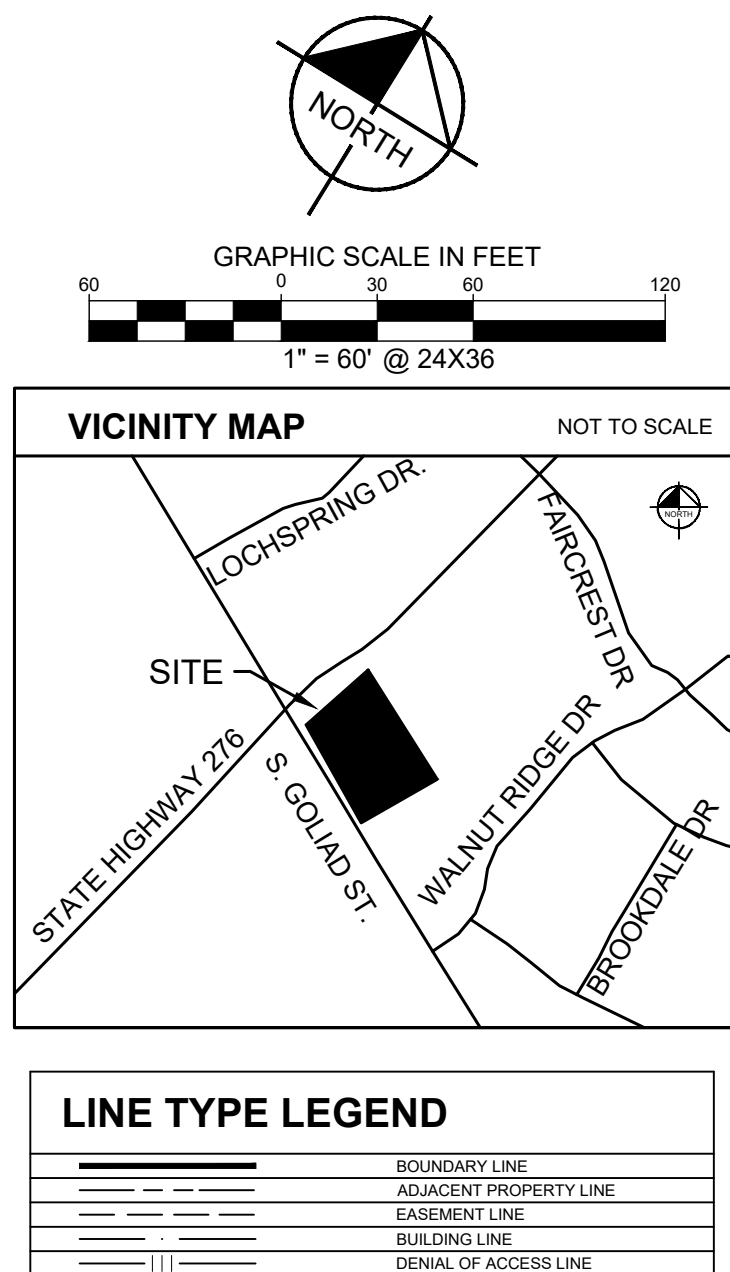
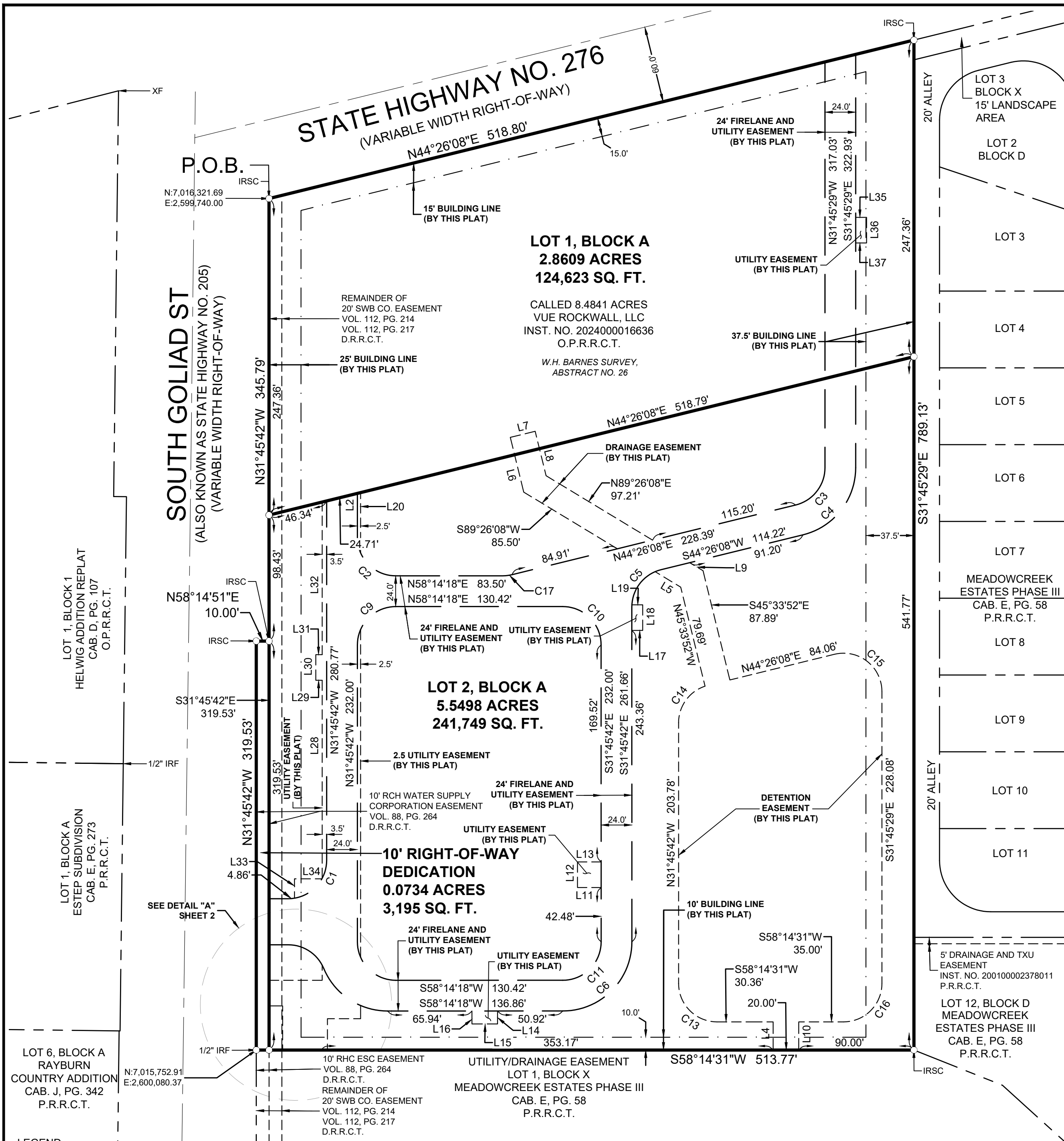


City of Rockwall

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:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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.

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.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT FOUND
VOL., PG. = VOLUME, PAGE
CAB., PG. = CABINET, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
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

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the POINT OF BEGINNING and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

APPROVED:

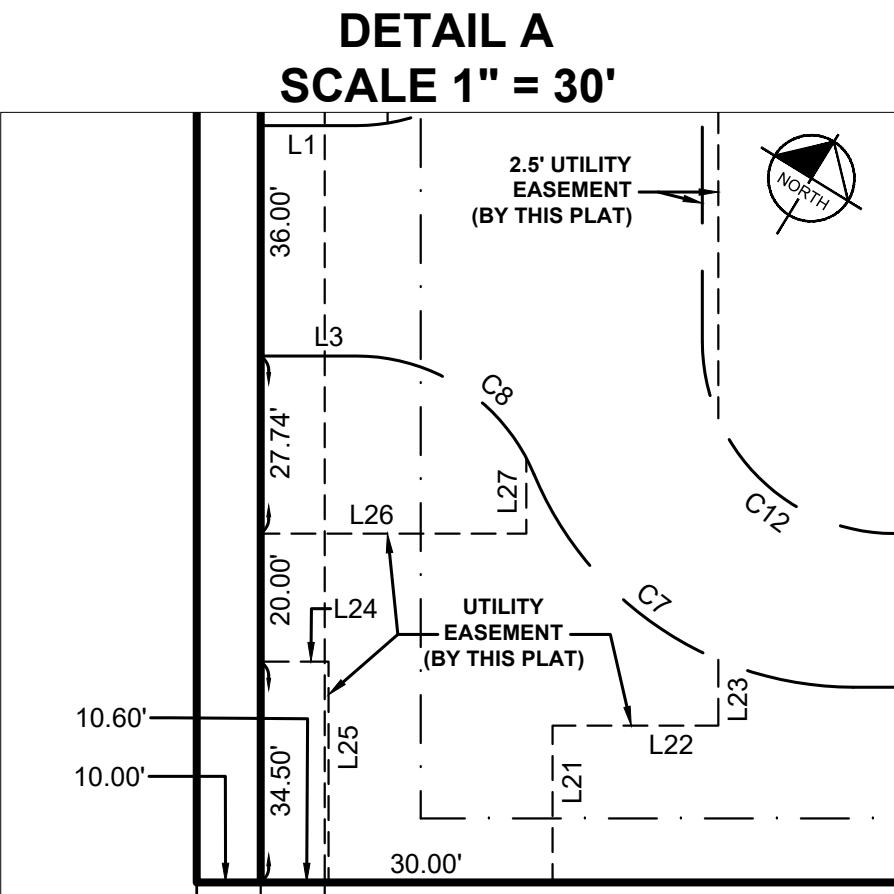
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 202__.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer



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L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2



DATE: October 7, 2025

TO: Jake Hodges
203 W. Nash Street, Suite 100
Terrell, Texas 75160

CC: Jeff Brockette
9600 N. Central Expressway, Suite 100
Dallas, Texas 75231

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

SUBJECT: P2025-034; *Final Plat for Lot 1 & 2, Block A, Rockwall Medical Building Addition*

Jake:

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 October 6, 2025. 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 September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

City Council

On October 6, 2025, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$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.

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*.

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) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Bethany Ross".

Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department