



**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 626 National Drive Rockwall, Texas 75032

SUBDIVISION National Addition

LOT

1

BLOCK

A

GENERAL LOCATION Lots 7, Block B, Rockwall 205 Business Park Addition

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE

Storage Warehouse

PROPOSED ZONING

PROPOSED USE

ACREAGE

1.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Conti and Williamson Series, LLL

APPLICANT CBG Surveying Texas, LLC

CONTACT PERSON Zachary Conti

CONTACT PERSON Jasmine Martinez

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

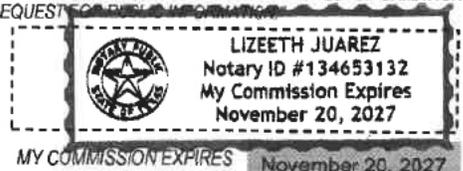
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE [Signature]

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



MY COMMISSION EXPIRES November 20, 2027

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: August 12, 2024

Grantor: Scottfree Investments, LP, a Texas limited partnership

Grantor's Mailing Address: 519 East I 30 # 511 Rockwall TX 75087

Grantee: Conti and Williamson Series LLC, a Texas limited liability company

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments, LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: [Signature]  
Scott Tharp, General Partner

THE STATE OF Tx §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through fxdc to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



[Signature]



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat  
 Final Plat  
 Master Plat  
 Replat  
 Preliminary Plat  
 Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

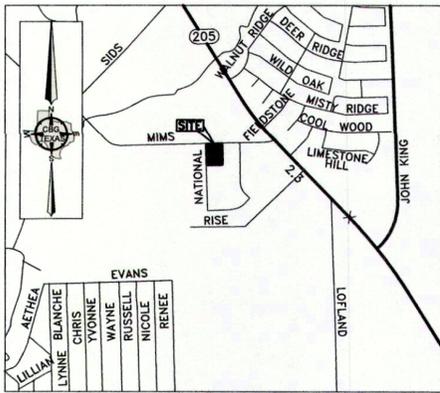
**GENERAL REFERENCE: Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances**

**NOTES: The requirements listed below are applicable to all platting case types, unless otherwise indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.**

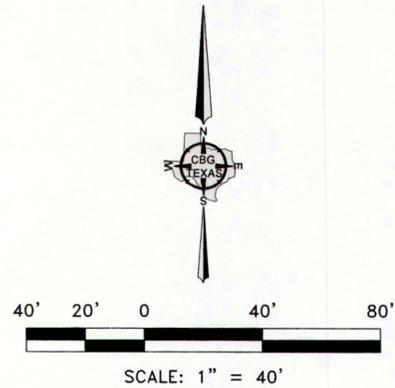
| Requirements                                                                                  | ✓= OK                               | N/A                                 | Comments                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.                                                                                                                                                     |
| Items Necessary for Plat Review:                                                              |                                     |                                     |                                                                                                                                                                                                                                                                |
| ✓ Plat                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | [Final Plat, Preliminary Plat & Master Plat]                                                                                                                                                                                                                   |
| ✓ Treescape Plan                                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            | If Applicable [Final Plat & Preliminary Plat]                                                                                                                                                                                                                  |
| ✓ Landscape Plan                                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            | If Applicable [Final Plat & Preliminary Plat]                                                                                                                                                                                                                  |
| ✓ Parks and Open Space Plan                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If Applicable [Preliminary Plat & Master Plat]                                                                                                                                                                                                                 |
| ✓ Preliminary Drainage Plan                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If Applicable [Preliminary Plat]                                                                                                                                                                                                                               |
| ✓ Preliminary Utility Plan                                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If Applicable [Preliminary Plat]                                                                                                                                                                                                                               |
| ✓ Plat Reinstatement Request                                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | Check w/ Planning Staff                                                                                                                                                                                                                                        |
| Submittal Requirements                                                                        | <input type="checkbox"/>            | <input type="checkbox"/>            | Two (2) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.                                                                                                                                 |
| Engineering Information<br>[Final Plat]                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>                                         |
| Title Block                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the appropriate title block information in the lower right-hand corner as referenced in Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances.                                                                        |
| Owner, Developer, and/or Surveyor/Engineer<br>(Name/Address/Phone Number/Date of Preparation) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | This includes the names and addresses of the subdividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.                                                                |
| Survey Monuments/State Plane Coordinates                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).                                                              |
| Vicinity Map                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city at an appropriate scale to determine the general location of the area being platted.                                                                    |
| North Point or North Arrow                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The north point or north arrow must be facing true north on all plans, unless the scale of the drawings or scope of the project requires a different position.                                                                                                 |
| Numeric and Graphic Scale                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Subdivision plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...                                                                                                                                                                           |
| Subdivision<br>(Boundary, Acreage, and Square Footage)                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments. |
| Lot and Block<br>(Designation, Width, Depth and Area)                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a total lot count.                                                                                 |
| Dwelling Units/Population Density<br>[Preliminary & Master Plat]                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the proposed number of Dwelling Units and the proposed Population Density (i.e. the total number of Dwelling Units/Total Acreage = Population Density).                                                                                               |
| Building Setbacks (Residential Plats <u>ONLY</u> )                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Label the building lines where adjacent to a street.                                                                                                                                                                                                           |
| Easements                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Label all existing and proposed easements relative to the site and include the type, purpose and width.                                                                                                                                                        |

|                                                                     |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Limits/Limits of the Extraterritorial Jurisdiction (ETJ)       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If contiguous with the area being platted or if visible on the vicinity map, the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) should be clearly labeled.                                                                                                                                                                                                                                                                            |
| Utilities (P)<br>[Preliminary Plat]                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate the locations of all existing and proposed utilities. Include the size and type of each.                                                                                                                                                                                                                                                                                                                                                                           |
| Property Lines                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide all the proposed and platted property lines.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Streets                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.                                                                                                                                                                                                                           |
| Right-Of-Way and Centerline                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Label the right-of-way width and street centerline for each street both within and adjacent to the development.                                                                                                                                                                                                                                                                                                                                                             |
| Additional Right-Of-Way                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate the location and dimensions of any proposed right-of-way dedication.                                                                                                                                                                                                                                                                                                                                                                                               |
| Corner Clips                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate all existing and proposed corner clips and any subsequent dedication.                                                                                                                                                                                                                                                                                                                                                                                              |
| Median Openings<br>[Preliminary Plat]                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Locate and identify existing and/or proposed median openings and left turn channelization.                                                                                                                                                                                                                                                                                                                                                                                  |
| Topographical Contours<br>[Preliminary Plat & Master Plat]          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Topographical information and physical features to include contours at 2-foot intervals.                                                                                                                                                                                                                                                                                                                                                                                    |
| Drainage Areas<br>[Preliminary Plat & Master Plat]                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show all drainage areas and all proposed storm drainages areas with sizes if applicable.                                                                                                                                                                                                                                                                                                                                                                                    |
| Wooded Areas<br>[Preliminary Plat & Master Plat]                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the boundaries of all Wooded Areas or dense tree clusters.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Zoning and Land Use Information<br>[Preliminary Plat & Master Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate the <i>Zoning</i> classifications, and the existing and proposed <i>Land Uses</i> .                                                                                                                                                                                                                                                                                                                                                                                |
| Existing Man-Made Features<br>[Master Plat]                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.                                                                                                                                                                                                                                      |
| Parks and Open Space<br>[Preliminary Plat & Master Plat]            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identify the dimensions, names, and description of all existing and proposed public and private <i>Parks and Open Spaces</i> . Also, indicate the dimensions, names, and descriptions of all schools and other public uses. A <i>Master Plat</i> shall be accompanied by a <i>Parks and Open Space Plan</i> that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion. |
| Proposed Improvements<br>[Preliminary Plat]                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate how the proposed improvements would relate to those in the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                       |
| Water Sources<br>[Preliminary Plat]                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).                                                                                                                                                                                                                                                                                                                                                                                |
| Sewage Disposal<br>[Preliminary Plat]                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).                                                                                                                                                                                                                                                                                                                                                                       |
| Adjacent Properties                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.                                                                                                                                                                                                                           |
| Phasing Plan<br>[Master Plat]                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Delineation of the boundary of each phase for a proposed subdivision, the order of the development of each phase, and a schedule for the development of each phase.                                                                                                                                                                                                                                                                                                         |
| Dedication                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.                                                                                                                                                                                                                                                                                                                                   |
| Flood Elevations                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wetlands and Waters of the U.S                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Indicate the boundary lines of delineated Wetlands and Water of the United States (WOTUS) (if applicable).                                                                                                                                                                                                                                                                                                                                                                  |
| Statement of Service<br>[Master Plat]                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.                                                                                                                                                                                                                                                                                     |
| Legal Description                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.                                                                                                                                                                                                                                                                                                                               |
| General Notes                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the following General Notes provided in the <i>Standard Plat Wording</i> section of the application packet:<br>(1) Subdivider's Statement<br>(2) Public Improvement Statement<br>(3) Drainage and Detention Easements<br>(4) Fire Lanes<br>(5) Street Appurtenances                                                                                                                                                                                                 |

|                                               |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose<br>[Conveyance Plat]                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide the purpose of the conveyance plat under the General Notes section of the plat.                                                                                                                                                                                                                                                                                                           |
| Owner's Certificate of Dedication             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the Owner's Certificate of Dedication for all public right-of-way, easements, parks and open space, and other public uses provided in the <i>Standard Plat Wording</i> section of the application packet.                                                                                                                                                                                 |
| Notary Public Signature Block                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the <i>Standard Plat Wording</i> section of the application packet.                                                                                                                                                             |
| Surveyor's/Registered Engineer Certificate    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Required to have the seal and signature of surveyor or registered engineer responsible for the surveying the development and/or the preparation of the plat. The Surveyor's/Registered Engineer Certificate is provided in the <i>Standard Plat Wording</i> section of the application packet.                                                                                                    |
| Profiles and Cross Sections for Floodplains   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Profiles and cross sections of all floodplains shall be shown on the subdivision plat at a minimum distance of 300-feet in order to determine that the subdivision plat will function in accordance with the City's <i>Standards of Design and Construction</i> . These profiles and cross sections shall contain the elevations and source of data for the information provided (if applicable). |
| Signature Block                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide the appropriate standard signature block(s) for approval of the plat provided in the <i>Standard Plat Wording</i> section of the application packet.                                                                                                                                                                                                                                      |
| Compliance with Preliminary Plat              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Does the plat comply with all the special requirements developed in the preliminary plat review?                                                                                                                                                                                                                                                                                                  |
| Review Plans with Franchise Utility Companies | <input type="checkbox"/>            | <input type="checkbox"/>            | It is the applicant's responsibility to review the proposed plans and plat with any private utility companies such as electric, gas, cable, trash and telecommunications companies.                                                                                                                                                                                                               |



VICINITY MAP  
NOT TO SCALE



D & A REAL ESTATE  
PARTNERS, LTD.  
VOL. 1647, PG. 48  
D.R.R.C.T.

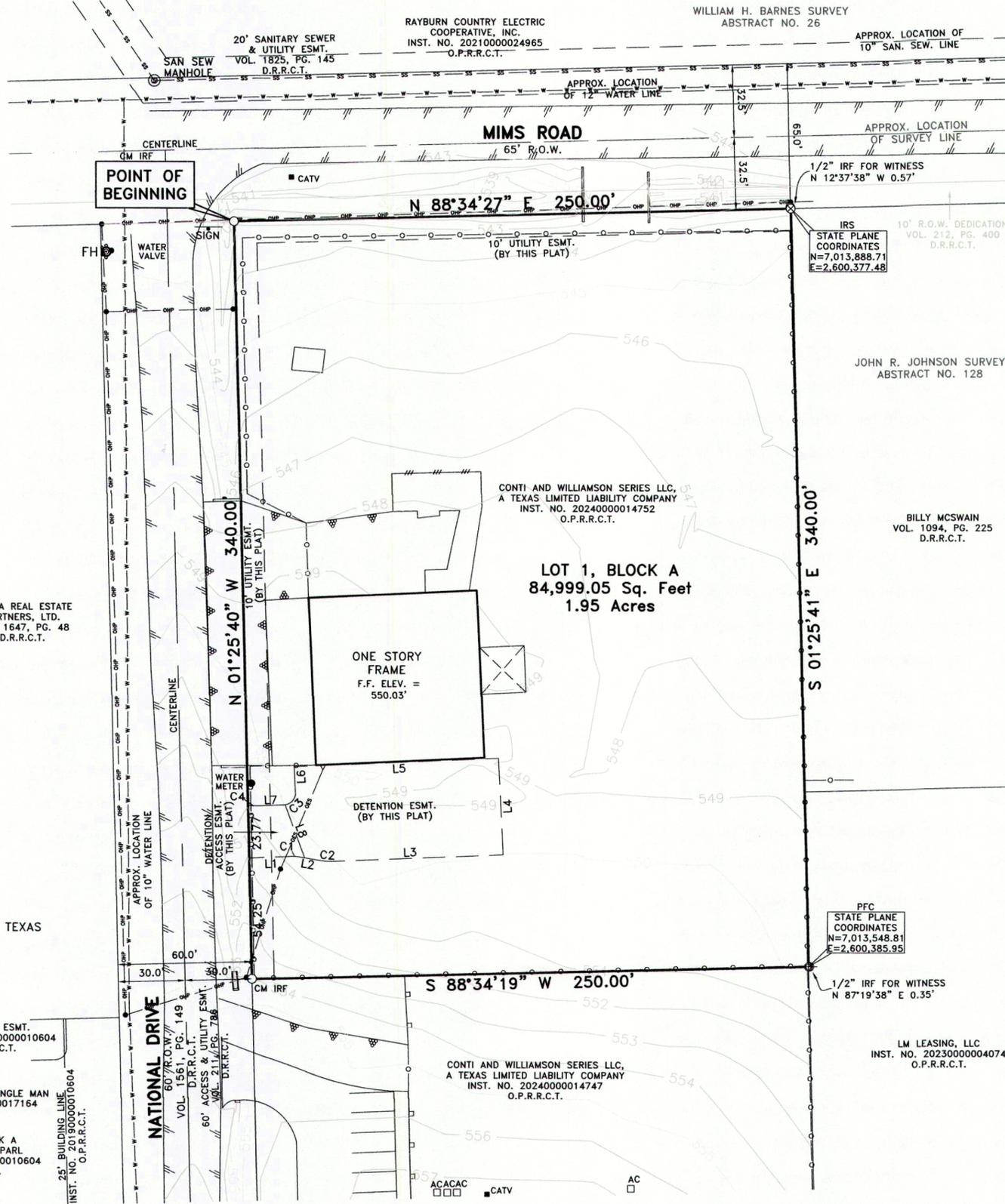
**LEGEND:**

- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- PFC STAMPED "CBG SURVEYING"
- CM POINT FOR CORNER
- VOL. CONTROLLING MONUMENT
- PG. VOLUME
- R.O.W. PAGE
- SQ. FT. RIGHT-OF-WAY
- INST. NO. SQUARE FEET
- O.P.R.R.C.T. INSTRUMENT NUMBER
- M.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- F.F. ELEV. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- SAN. SEW. FINISH FLOOR ELEVATION
- SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

**OWNER: CONTI AND WILLIAMSON SERIES LLC**  
**AGENT: ZACHARY CONTI**  
 118 NATIONAL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 469-264-9260  
 EMAIL: ZACH@CFLANDSCAPES.COM

(SHEET 1 OF 2)

**MINOR PLAT**  
**LOT 1, BLOCK A**  
**NATIONAL ADDITION**  
 BEING A REPLAT OF  
 LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
 (AN UNRECORDED PLAT)  
 1.95 ACRES (84,999.05 SF)  
 SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, 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 \_\_\_\_\_, 20\_\_\_\_.

**RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor of the City of Rockwall

\_\_\_\_\_  
Planning and Zoning Commission Chairman

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



**PLANNING & SURVEYING**  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxllc.com](http://www.cbgtxllc.com)

**OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI**  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_ - \_\_\_\_\_

Closure Report

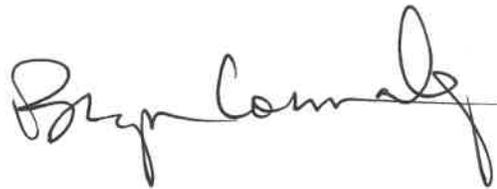
Tue Dec 30 13:47:24 2025

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 7013882.478 | 2600127.554 |               |          |
|             |             | N 88°34'27" E | 250.000  |
| 7013888.698 | 2600377.477 |               |          |
|             |             | S 01°25'41" E | 339.990  |
| 7013548.814 | 2600385.950 |               |          |
|             |             | S 88°34'19" W | 250.002  |
| 7013542.583 | 2600136.025 |               |          |
|             |             | N 01°25'40" W | 340.000  |
| 7013882.478 | 2600127.554 |               |          |

Closure Error Distance > 0.00000

Total Distance > 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres





# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 626 National Drive Rockwall, Texas 75032

SUBDIVISION National Addition

LOT

1

BLOCK

A

GENERAL LOCATION Lots 7, Block B, Rockwall 205 Business Park Addition

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE

Storage Warehouse

PROPOSED ZONING

PROPOSED USE

ACREAGE

1.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Conti and Williamson Series, LLL

APPLICANT

CBG Surveying Texas, LLC

CONTACT PERSON

Zachary Conti

CONTACT PERSON

Jasmine Martinez

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

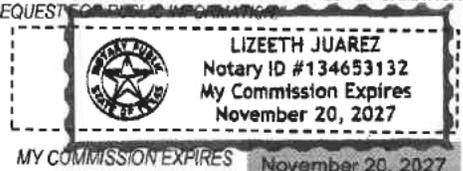
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES November 20, 2027

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: August 12, 2024

Grantor: Scottfree Investments, LP, a Texas limited partnership

Grantor's Mailing Address: 519 East J30 # 511 Rockwall TX 75087

Grantee: Conti and Williamson Series LLC, a Texas limited liability company

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments, LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: [Signature]  
Scott Tharp, General Partner

THE STATE OF Tx §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TXDC to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



[Signature]

0 35 70 140 210 280 Feet

P2026-003: Final Plat for Lot 1, Block A, National Addition

PD-44

MIMSRD

NATIONAL DR

HC

Case Location Map = 

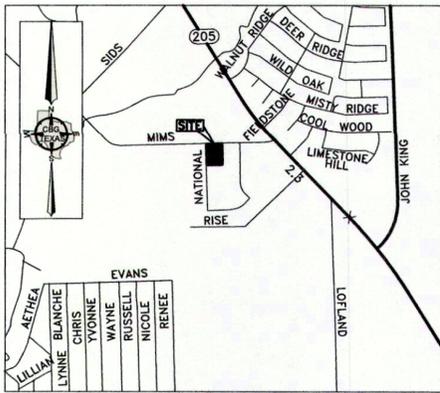


# City of Rockwall

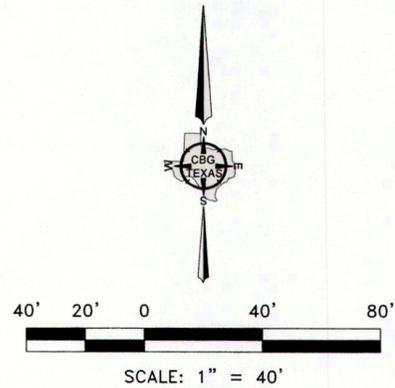
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





VICINITY MAP  
NOT TO SCALE



D & A REAL ESTATE  
PARTNERS, LTD.  
VOL. 1647, PG. 48  
D.R.R.C.T.

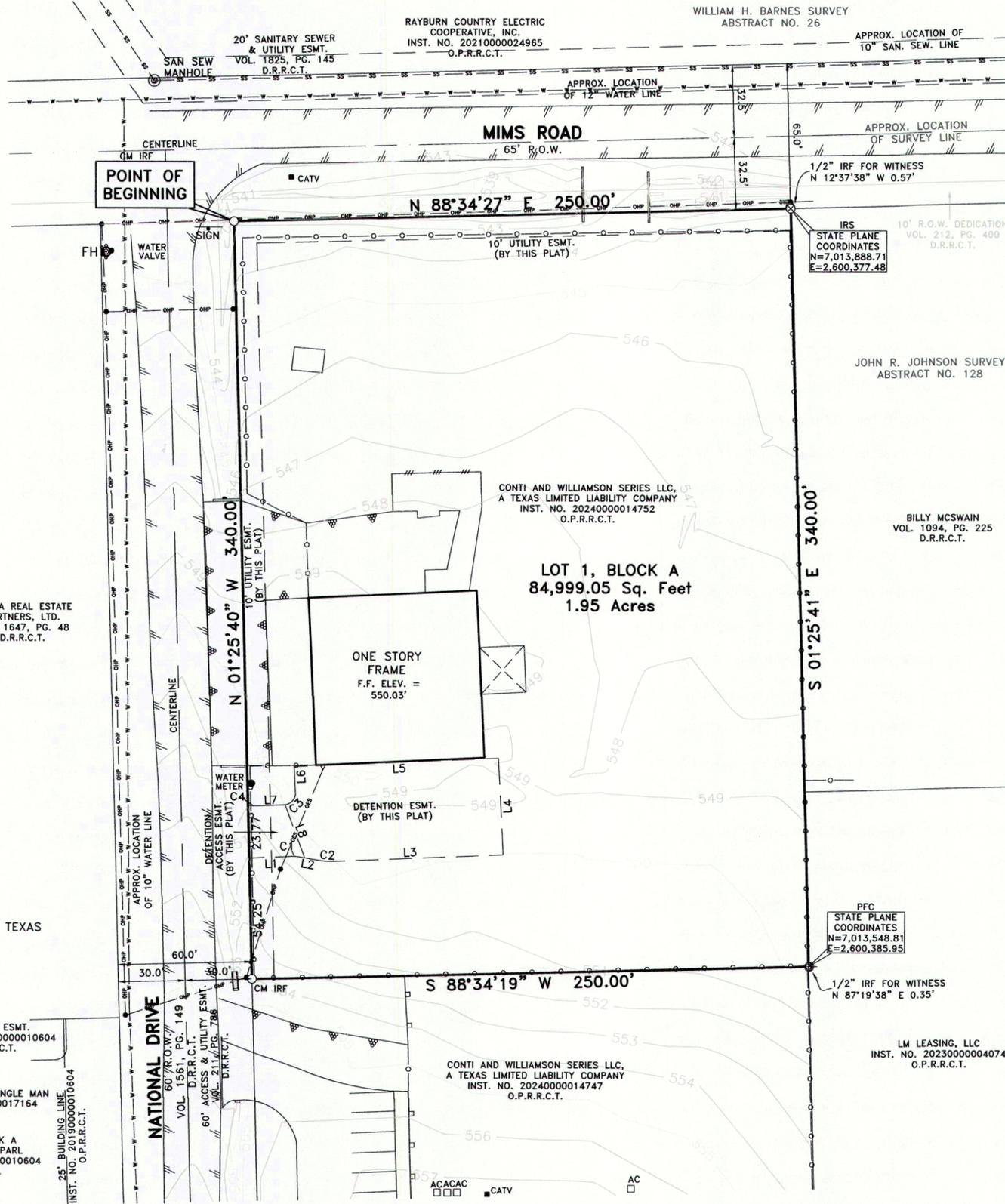
**LEGEND:**

- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- PFC STAMPED "CBG SURVEYING"
- CM POINT FOR CORNER
- VOL. CONTROLLING MONUMENT
- PG. VOLUME
- R.O.W. PAGE
- SQ. FT. RIGHT-OF-WAY
- INST. NO. SQUARE FEET
- O.P.R.R.C.T. INSTRUMENT NUMBER
- M.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- F.F. ELEV. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- SAN. SEW. FINISH FLOOR ELEVATION
- SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

**OWNER: CONTI AND WILLIAMSON SERIES LLC**  
**AGENT: ZACHARY CONTI**  
 118 NATIONAL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 469-264-9260  
 EMAIL: ZACH@CLANDSCAPES.COM

(SHEET 1 OF 2)

**MINOR PLAT**  
**LOT 1, BLOCK A**  
**NATIONAL ADDITION**  
 BEING A REPLAT OF  
 LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
 (AN UNRECORDED PLAT)  
 1.95 ACRES (84,999.05 SF)  
 SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

**PLANNING & SURVEYING**  
 Main Office  
 1413 E. I-30, Ste. 7  
 Garland, TX 75048  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtxl.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, 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 \_\_\_\_\_, 20\_\_.

**RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor of the City of Rockwall

\_\_\_\_\_  
Planning and Zoning Commission Chairman

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



**PLANNING & SURVEYING**  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxllc.com](http://www.cbgtxllc.com)

**OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI**  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_ - \_\_\_\_\_

Closure Report

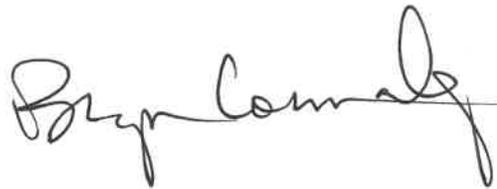
Tue Dec 30 13:47:24 2025

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 7013882.478 | 2600127.554 |               |          |
|             |             | N 88°34'27" E | 250.000  |
| 7013888.698 | 2600377.477 |               |          |
|             |             | S 01°25'41" E | 339.990  |
| 7013548.814 | 2600385.950 |               |          |
|             |             | S 88°34'19" W | 250.002  |
| 7013542.583 | 2600136.025 |               |          |
|             |             | N 01°25'40" W | 340.000  |
| 7013882.478 | 2600127.554 |               |          |

Closure Error Distance > 0.00000

Total Distance > 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** January 27, 2026  
**APPLICANT:** Jasmine Martinez; *CBG Surveying Texas, LLC*  
**CASE NUMBER:** P2026-003; *Final Plat for Lot 1, Block A, National Addition*

---

### SUMMARY

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. This is a request for the approval of a Final Plat for a 1.95-acre tract of land (*i.e. Tract 2-24, Abstract No. 128, of the J.R. Johnson Survey*) for the purpose of establishing a detention easement for the development of a parking lot for an *Office/Warehouse Facility*.
- ☑ Background. According to the Rockwall County Appraisal District (RCAD), there is currently a 6,045 SF *Office/Warehouse Facility* built in 1986 situated on the subject property. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, sometime between annexation and April 5, 2005, the subject property was rezoned to Heavy Commercial (HC) District. On August 26, 2025, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2025-031*] for the purpose of adding parking and updating the landscaping on the subject property.
- ☑ 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ 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.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, National 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 1/22/2026

PROJECT NUMBER: P2026-003  
PROJECT NAME: Final Plat for Lot 1, Block A, National Addition  
SITE ADDRESS/LOCATIONS: 626 National Drive

CASE CAPTION: Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT    |
|------------|--------------|----------------|----------------------|
| PLANNING   | Bethany Ross | 01/22/2026     | Approved w/ Comments |

01/22/2026: P2026-003: Final Plat for Lot 1, Block A, National 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 Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 626 National Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2026-003) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT  
LOT 1, BLOCK A,  
NATIONAL ADDITION  
BEING A TOTAL OF  
1.95-ACRES OR 84,999.05 SF  
SITUATED IN THE  
JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Remove all improvements from the plat. (i.e Fencing, Buildings, etc.) (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212,

Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

1.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 3, 2026 for a subsequent review prior to approval.

1.8 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: January 27, 2026

City Council Meeting: February 2, 2026

1.9 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 | 01/20/2026     | Approved w/ Comments |

01/20/2026: 1. Final plat?

2. Please include these general notes on the plat.

3. Call out 100-yr WSEL

4. If final plat, remove all site items (contours, buildings, overhead lines, fences, etc.). Only show property lines and easements, building setbacks, etc.

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING   | Craig Foshee | 01/22/2026     | Approved          |

No Comments

| DEPARTMENT | REVIEWER       | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE       | Ariana Kistner | 01/20/2026     | Approved          |

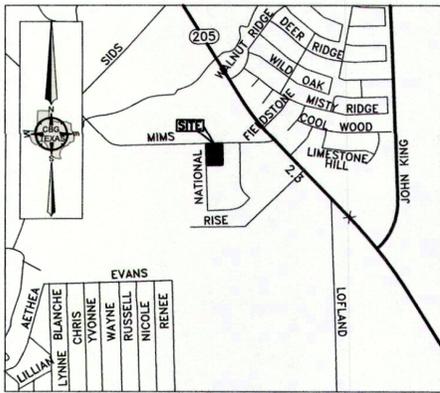
No Comments

| DEPARTMENT | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS        | Lance Singleton | 01/20/2026     | Approved          |

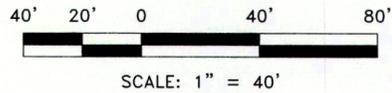
No Comments

| DEPARTMENT | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE     | Chris Cleveland | 01/20/2026     | Approved          |

No Comments



VICINITY MAP  
NOT TO SCALE



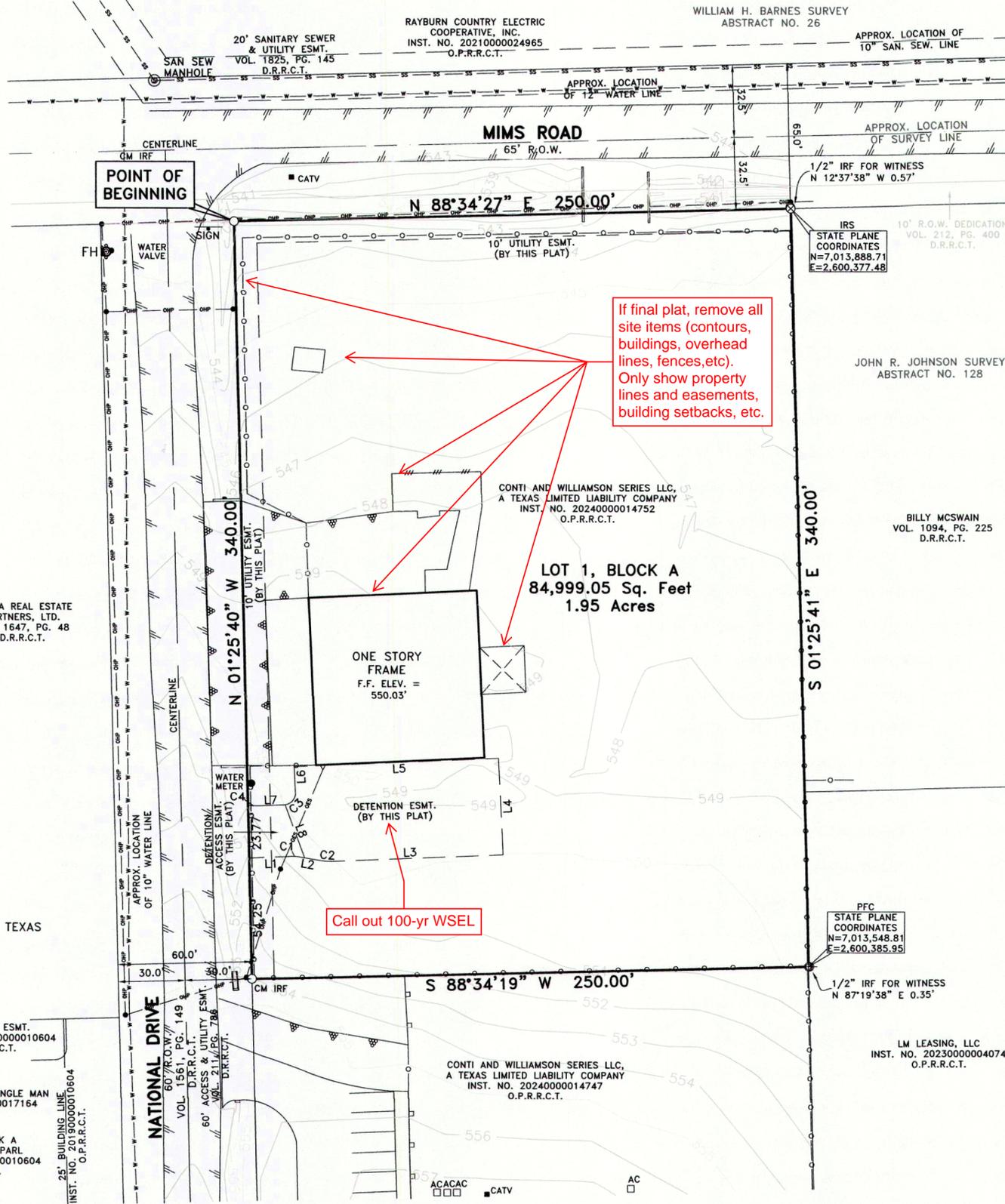
**LEGEND:**

- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- PFC STAMPED "CBG SURVEYING"
- CM POINT FOR CORNER
- VOL. CONTROLLING MONUMENT
- PG. VOLUME
- R.O.W. PAGE
- SQ. FT. RIGHT-OF-WAY
- INST. NO. SQUARE FEET
- O.P.R.R.C.T. INSTRUMENT NUMBER
- M.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- F.F. ELEV. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- SAN. SEW. FINISH FLOOR ELEVATION
- SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

If final plat, remove all site items (contours, buildings, overhead lines, fences, etc). Only show property lines and easements, building setbacks, etc.

Please include these general notes on the plat.

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

Final plat?

**OWNER: CONTI AND WILLIAMSON SERIES LLC**  
**AGENT: ZACHARY CONTI**  
 118 NATIONAL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 469-264-9260  
 EMAIL: ZACH@CLANDSCAPES.COM

SHEET 1 OF 2

**MINOR PLAT**  
**LOT 1, BLOCK A**  
**NATIONAL ADDITION**  
 BEING A REPLAT OF  
 LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
 (AN UNRECORDED PLAT)  
 1.95 ACRES (84,999.05 SF)  
 SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 626 National Drive Rockwall, Texas 75032

SUBDIVISION National Addition

LOT

1

BLOCK

A

GENERAL LOCATION Lots 7, Block B, Rockwall 205 Business Park Addition

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE

Storage Warehouse

PROPOSED ZONING

PROPOSED USE

ACREAGE

1.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Conti and Williamson Series, LLL

APPLICANT

CBG Surveying Texas, LLC

CONTACT PERSON

Zachary Conti

CONTACT PERSON

Jasmine Martinez

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

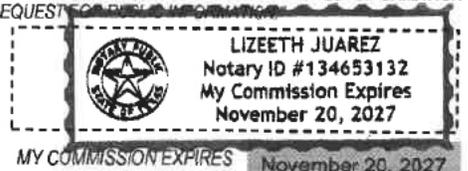
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: August 12, 2024

Grantor: Scottfree Investments, LP, a Texas limited partnership

Grantor's Mailing Address: 519 East J30 # 511 Rockwall TX 75087

Grantee: Conti and Williamson Series LLC, a Texas limited liability company

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments, LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: [Signature]  
Scott Tharp, General Partner

THE STATE OF Tx §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TXDC to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



[Signature]

0 35 70 140 210 280 Feet

P2026-003: Final Plat for Lot 1, Block A, National Addition

PD-44

MIMSRD

NATIONAL DR

HC

Case Location Map = 

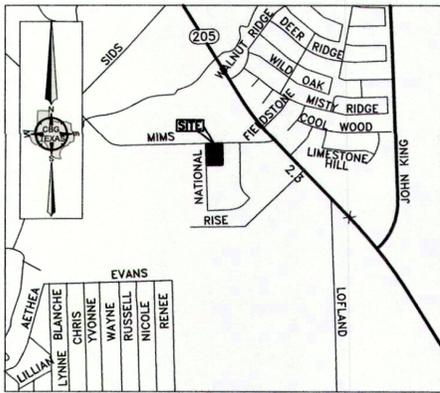


# City of Rockwall

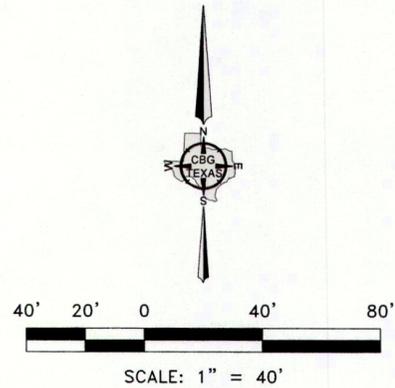
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





VICINITY MAP  
NOT TO SCALE



D & A REAL ESTATE  
PARTNERS, LTD.  
VOL. 1647, PG. 48  
D.R.R.C.T.

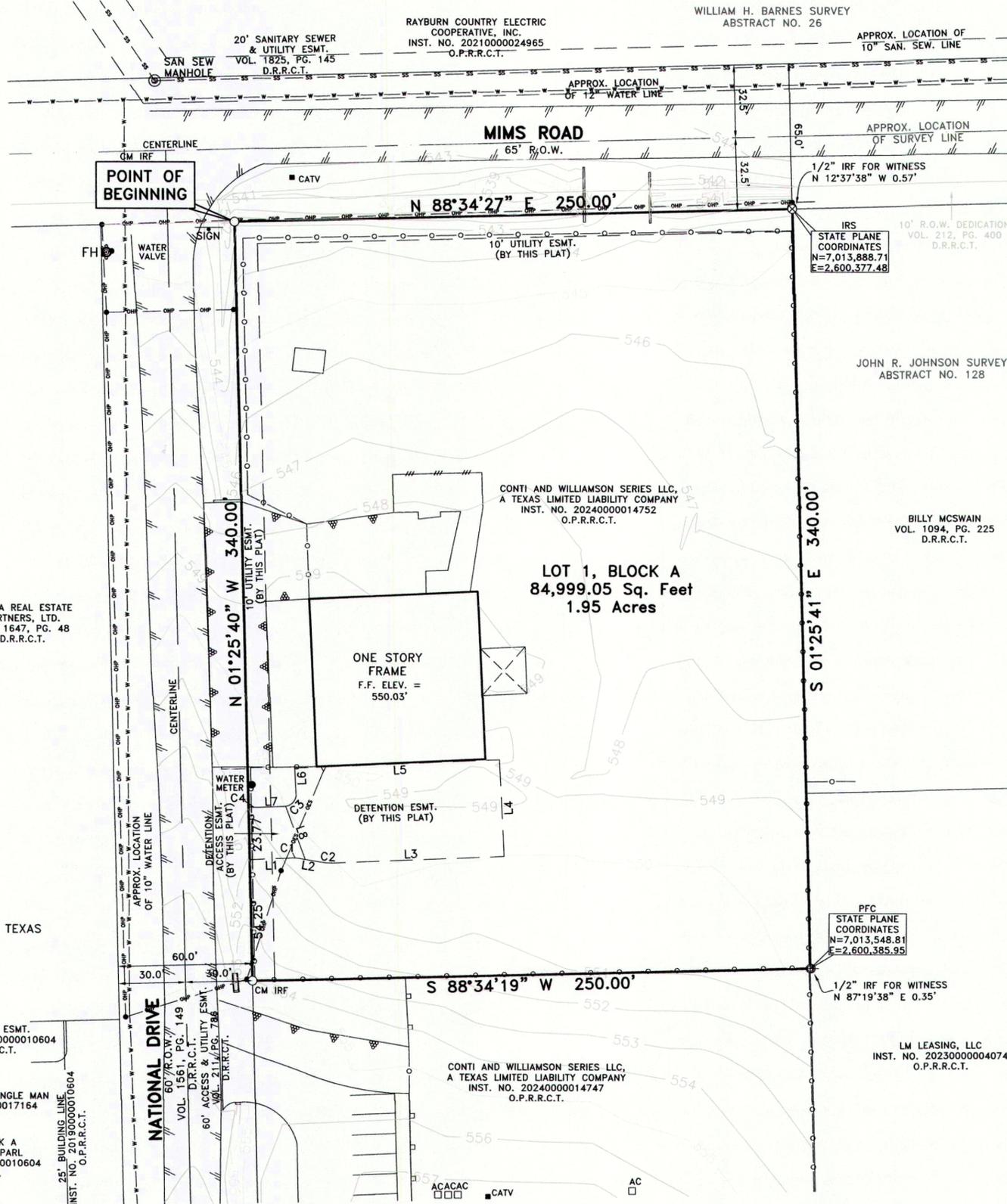
**LEGEND:**

- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- PFC STAMPED "CBG SURVEYING"
- CM POINT FOR CORNER
- VOL. CONTROLLING MONUMENT
- PG. VOLUME
- R.O.W. PAGE
- SQ. FT. RIGHT-OF-WAY
- INST. NO. SQUARE FEET
- O.P.R.R.C.T. INSTRUMENT NUMBER
- M.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- F.F. ELEV. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- SAN. SEW. FINISH FLOOR ELEVATION
- SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CLANDSCAPES.COM

(SHEET 1 OF 2)

MINOR PLAT  
**LOT 1, BLOCK A  
NATIONAL ADDITION**  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

**PLANNING & SURVEYING**  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, 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 \_\_\_\_\_, 20\_\_.

**RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor of the City of Rockwall

\_\_\_\_\_  
Planning and Zoning Commission Chairman

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



**PLANNING & SURVEYING**  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxllc.com](http://www.cbgtxllc.com)

**OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI**  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_ - \_\_\_\_\_

Closure Report

Tue Dec 30 13:47:24 2025

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 7013882.478 | 2600127.554 |               |          |
|             |             | N 88°34'27" E | 250.000  |
| 7013888.698 | 2600377.477 |               |          |
|             |             | S 01°25'41" E | 339.990  |
| 7013548.814 | 2600385.950 |               |          |
|             |             | S 88°34'19" W | 250.002  |
| 7013542.583 | 2600136.025 |               |          |
|             |             | N 01°25'40" W | 340.000  |
| 7013882.478 | 2600127.554 |               |          |

Closure Error Distance > 0.00000

Total Distance > 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** February 2, 2026  
**APPLICANT:** Jasmine Martinez; *CBG Surveying Texas, LLC*  
**CASE NUMBER:** P2026-003; *Final Plat for Lot 1, Block A, National Addition*

---

### SUMMARY

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. This is a request for the approval of a Final Plat for a 1.95-acre tract of land (*i.e. Tract 2-24, Abstract No. 128, of the J.R. Johnson Survey*) for the purpose of establishing a detention easement for the development of a parking lot for an *Office/Warehouse Facility*.
- Background. According to the Rockwall County Appraisal District (RCAD), there is currently a 6,045 SF *Office/Warehouse Facility* built in 1986 situated on the subject property. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, sometime between annexation and April 5, 2005, the subject property was rezoned to Heavy Commercial (HC) District. On August 26, 2025, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2025-031*] for the purpose of adding parking and updating the landscaping on the subject property.
- 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- 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.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, National 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Brock absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 626 National Drive Rockwall, Texas 75032

SUBDIVISION National Addition

LOT

1

BLOCK

A

GENERAL LOCATION Lots 7, Block B, Rockwall 205 Business Park Addition

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE

Storage Warehouse

PROPOSED ZONING

PROPOSED USE

ACREAGE

1.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER

Conti and Williamson Series, LLL

APPLICANT

CBG Surveying Texas, LLC

CONTACT PERSON

Zachary Conti

CONTACT PERSON

Jasmine Martinez

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

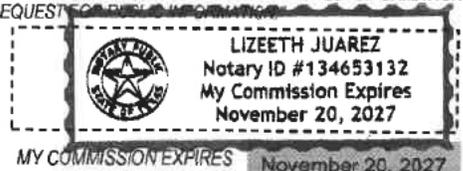
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES November 20, 2027

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: August 12, 2024

Grantor: Scottfree Investments, LP, a Texas limited partnership

Grantor's Mailing Address: 519 East J30 # 511 Rockwall TX 75087

Grantee: Conti and Williamson Series LLC, a Texas limited liability company

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments, LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: [Signature]  
Scott Tharp, General Partner

THE STATE OF Tx §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through fxdc to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



[Signature]

0 35 70 140 210 280 Feet

P2026-003: Final Plat for Lot 1, Block A, National Addition

PD-44

MIMSRD

NATIONAL DR

HC

Case Location Map = 

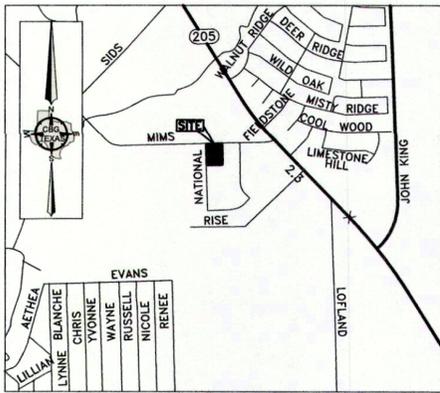


# City of Rockwall

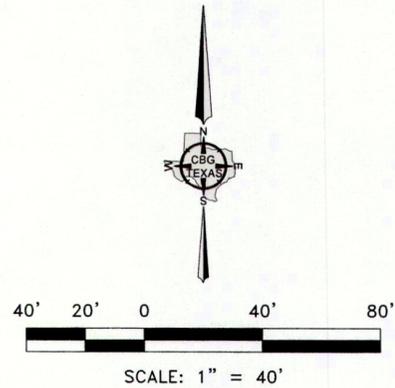
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





VICINITY MAP  
NOT TO SCALE



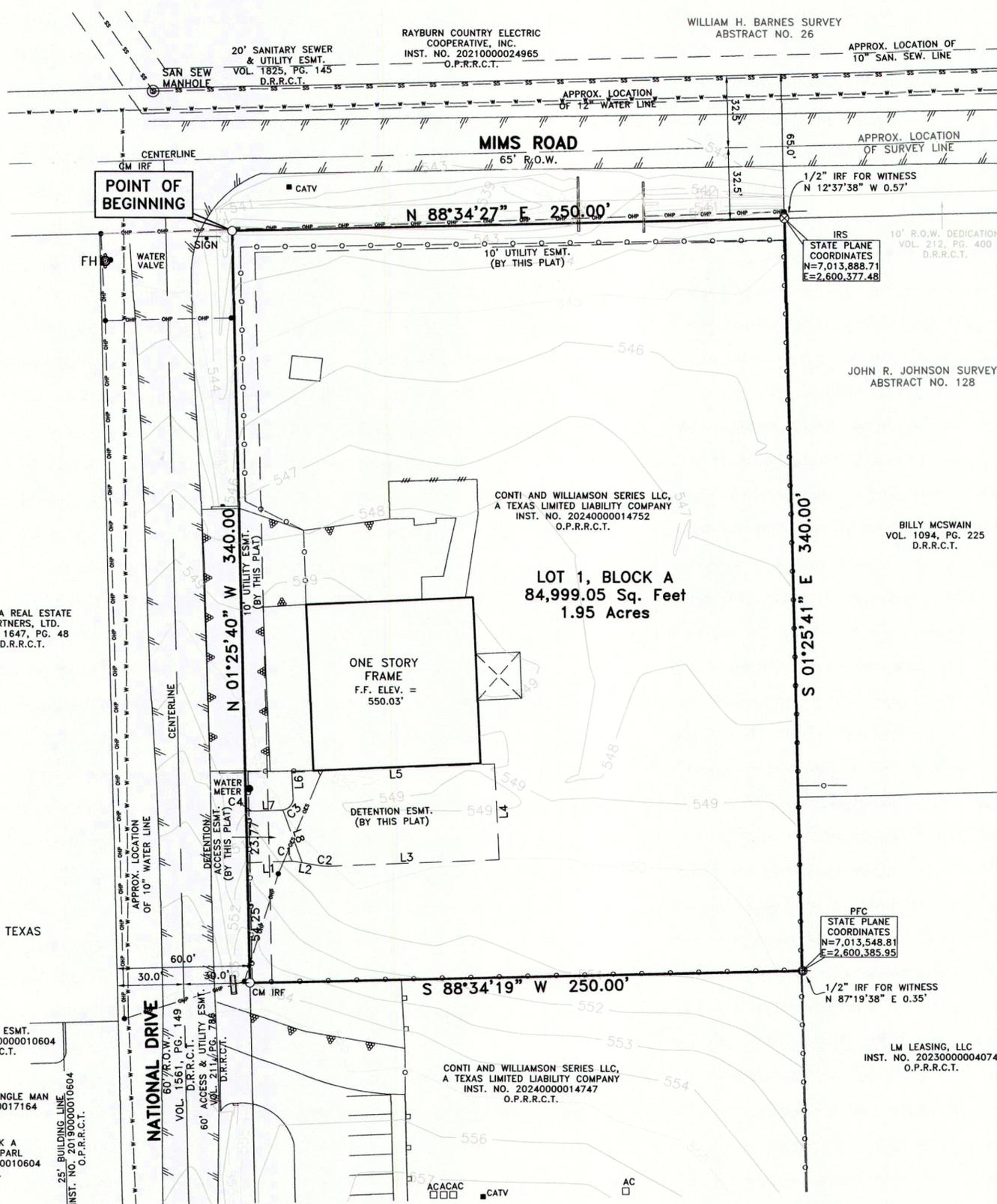
**LEGEND:**

- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- PFC STAMPED "CBG SURVEYING"
- CM POINT FOR CORNER
- VOL. CONTROLLING MONUMENT
- PG. VOLUME
- R.O.W. PAGE
- SQ. FT. RIGHT-OF-WAY
- INST. NO. SQUARE FEET
- O.P.R.R.C.T. INSTRUMENT NUMBER
- M.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- F.F. ELEV. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- SAN. SEW. FINISH FLOOR ELEVATION
- SAN. SEW. SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°20'02" W | 18.37'   |
| L2   | N 80°49'30" W | 10.47'   |
| L3   | S 87°42'18" W | 77.20'   |
| L4   | S 02°39'58" E | 43.50'   |
| L5   | S 87°30'34" W | 91.83'   |
| L6   | N 02°39'58" W | 12.56'   |
| L7   | N 87°20'02" E | 11.91'   |
| L8   | S 20°12'41" E | 25.28'   |

**OWNER: CONTI AND WILLIAMSON SERIES LLC**  
**AGENT: ZACHARY CONTI**  
 118 NATIONAL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 469-264-9260  
 EMAIL: ZACH@CLANDSCAPES.COM

(SHEET 1 OF 2)

**MINOR PLAT**  
**LOT 1, BLOCK A**  
**NATIONAL ADDITION**  
 BEING A REPLAT OF  
 LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
 (AN UNRECORDED PLAT)  
 1.95 ACRES (84,999.05 SF)  
 SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 4.13'      | 20.00' | 11°50'28"   | N 86°44'44" W | 4.13'        |
| C2    | 4.03'      | 19.50' | 11°50'28"   | N 86°44'44" W | 4.02'        |
| C3    | 7.22'      | 5.31'  | 77°53'11"   | N 44°25'25" E | 6.68'        |
| C4    | 4.82'      | 20.00' | 13°48'32"   | S 85°45'42" E | 4.81'        |

**PLANNING & SURVEYING**  
 Main Office  
 1413 E. I-30, Ste. 7  
 Garland, TX 75048  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtxl.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, 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 \_\_\_\_\_, 20\_\_.

**RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor of the City of Rockwall

\_\_\_\_\_  
Planning and Zoning Commission Chairman

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



**PLANNING & SURVEYING**  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxl.com](http://www.cbgtxl.com)

**OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI**  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_ - \_\_\_\_\_

Closure Report

Tue Dec 30 13:47:24 2025

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 7013882.478 | 2600127.554 |               |          |
|             |             | N 88°34'27" E | 250.000  |
| 7013888.698 | 2600377.477 |               |          |
|             |             | S 01°25'41" E | 339.990  |
| 7013548.814 | 2600385.950 |               |          |
|             |             | S 88°34'19" W | 250.002  |
| 7013542.583 | 2600136.025 |               |          |
|             |             | N 01°25'40" W | 340.000  |
| 7013882.478 | 2600127.554 |               |          |

Closure Error Distance > 0.00000

Total Distance > 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres

