



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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☒ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1,2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1,3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1,4}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1,5}

NOTES:

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

² A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³ AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

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

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

CONTACT PERSON

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 Frank Conselman [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 \$ 640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 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."

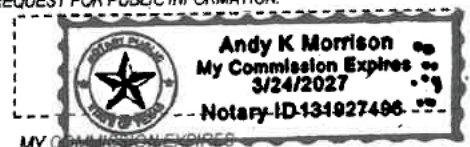
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

[Signature]

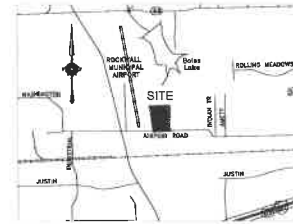
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison

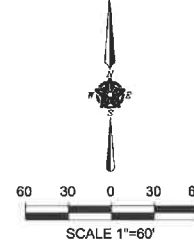


GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025,942.628'; E = 2,601,204.043'; Elevation = 558.61'
- 5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.



VICINITY MAP - NOT TO SCALE



SCALE 1"=60'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S71°20'04"E
L3	52.71'	S27°16'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"W
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'08"E
L12	46.77'	S41°44'54"W
L13	33.94'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.44'	N41°44'54"E
L18	34.99'	N46°47'16"W
L19	33.01'	N41°44'54"E
L20	40.93'	S46°47'16"E
L21	4.54'	N41°44'54"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	346.45'	N3°15'06"W
L23	6.50'	S88°16'58"W
L24	20.00'	N1°43'01"W
L25	5.96'	N88°16'58"E
L26	9.85'	N3°15'06"W
L27	26.18'	N41°44'54"W
L28	410.07'	S88°44'54"W
L29	20.09'	N8°34'48"W
L30	10.08'	N8°34'48"W
L31	147.21'	S88°26'31"W
L32	274.65'	S88°51'16"W
L33	10.93'	S1°43'01"E
L34	55.03'	N8°34'48"W
L35	20.00'	S8°34'48"E
L36	66.35'	S81°25'12"W
L37	20.00'	N8°34'48"W
L38	66.35'	S81°25'12"W
L39	14.08'	S75°40'30"W
L40	117.92'	S1°38'04"E
L41	275.65'	S88°28'03"W
L42	39.46'	N1°43'01"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	62.46'	N20°02'25"E
L44	225.62'	N83°18'29"E
L45	27.97'	N88°16'59"E
L46	28.00'	N88°28'31"E
L47	265.03'	N88°16'59"E
L48	197.93'	S86°51'16"W
L49	76.42'	N8°34'48"W
L50	72.22'	N8°36'14"W
L51	271.61'	N1°43'01"W
L52	310.00'	N88°16'59"E
L53	98.26'	S1°43'01"E
L54	236.36'	S1°43'01"E
L55	19.57'	S3°09'45"E
L56	21.85'	N87°52'20"E
L57	301.89'	S88°16'59"W
L58	65.26'	N8°36'14"W
L59	271.61'	N1°43'01"W
L60	310.00'	N88°16'59"E
L61	54.94'	S1°43'01"E
L62	155.48'	S1°43'01"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	26.20'	30.00'	50°02'05"	N18°06'15"W 25.37'
C2	35.50'	25.00'	81°22'12"	N47°35'53"E 32.59'
C3	48.66'	40.00'	69°41'57"	S56°52'03"E 45.71'
C4	7.49'	10.00'	42°54'57"	S0°33'36"E 7.32'
C5	8.85'	30.00'	16°41'06"	S29°27'54"W 8.82'
C6	15.77'	10.00'	90°22'36"	N36°35'04"E 14.19'
C7	7.21'	80.00'	6°53'14"	N5°09'38"W 7.21'
C8	88.39'	55.00'	90°00'01"	N43°16'58"E 77.78'
C9	88.39'	55.00'	90°00'00"	S46°43'01"E 77.78'
C10	2.38'	48.00'	2°50'16"	S1°43'01"E 2.38'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	38.86'	55.00'	40°29'10"	S18°31'34"W 38.06'
C12	21.96'	30.00'	41°55'54"	S17°48'12"W 21.47'
C13	21.69'	30.00'	41°25'13"	S23°52'22"E 21.22'
C14	31.70'	26.07'	68°39'46"	N44°05'00"W 28.78'
C15	3.61'	30.00'	6°53'13"	N5°09'38"W 3.60'
C16	39.27'	25.00'	90°00'00"	N43°16'59"E 35.36'
C17	39.27'	25.00'	90°00'00"	S46°43'01"E 35.36'
C18	161.81'	48.00'	193°08'40"	S13°42'58"W 95.37'
C19	42.48'	30.00'	81°08'21"	S42°17'12"E 39.02'
C20	47.12'	30.00'	90°00'00"	S43°16'59"W 42.43'

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

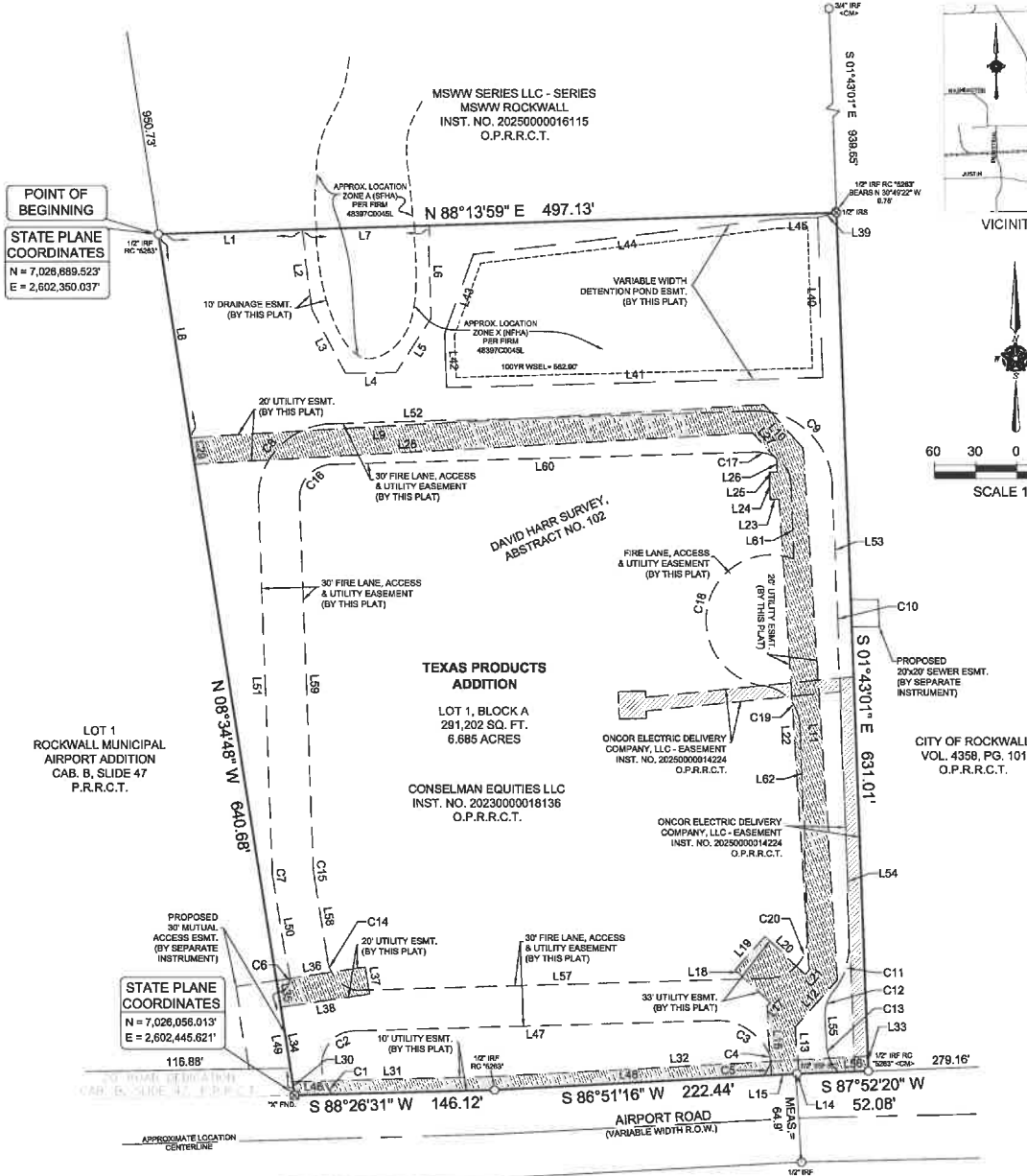
OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION

BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 1 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



LEGEND

<CM>
7" PND
IRF
IRS
RC
YC
P.R.R.C.T.
Q.F.R.R.C.T.
VOL., PG.
CAD, SLIDE
INST. NO.
SQ. FT.
ESMT

CONTROLLING MONUMENT
7" CUT IN CONCRETE FOUND
IRON ROD FOUND
IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
RED CAP
YELLOW CAP
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOLUME, PAGE
CABINET, SLIDE
INSTRUMENT NUMBER
SQUARE FEET
EASEMENT

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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 building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such 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: 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).

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

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A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
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DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/18/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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SITE PLAN APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

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

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

CONTACT PERSON

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 Frank Conselman [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 \$ 640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 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."

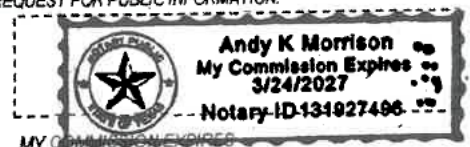
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison



0 70 140 280 420 560 Feet

P2026-021: Final Plat for Lot 1, Block A, Texas Products

AG

LI

AIRPORT RD

Case Location Map = 



City of Rockwall

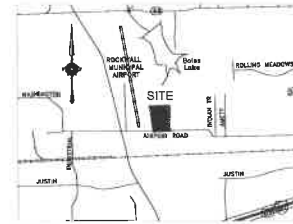
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

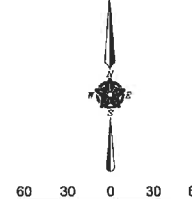


GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025,942.628'; E = 2,601,204.043'; Elevation = 558.61'
- 5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.



VICINITY MAP - NOT TO SCALE



SCALE 1"=60'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S71°20'04"E
L3	52.71'	S27°16'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"E
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'08"E
L12	46.77'	S41°44'54"W
L13	33.94'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.44'	N41°44'54"E
L18	34.99'	N46°47'16"W
L19	33.01'	N41°44'54"E
L20	40.93'	S46°47'16"E
L21	4.54'	N41°44'54"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	346.45'	N3°15'06"W
L23	6.50'	S88°16'58"W
L24	20.00'	N1°43'01"W
L25	5.96'	N88°16'58"E
L26	9.85'	N3°15'06"W
L27	26.18'	N41°44'54"W
L28	410.07'	S88°44'54"W
L29	20.09'	N8°34'48"W
L30	10.08'	N8°34'48"W
L31	147.21'	S88°26'31"W
L32	274.65'	S88°51'16"W
L33	10.93'	S1°43'01"E
L34	55.03'	N8°34'48"W
L35	20.00'	S8°34'48"E
L36	66.35'	S81°25'12"W
L37	20.00'	N8°34'48"W
L38	66.35'	S81°25'12"W
L39	14.08'	S75°40'30"W
L40	117.92'	S1°38'04"E
L41	275.65'	S88°28'03"W
L42	39.46'	N1°43'01"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	62.46'	N20°02'25"E
L44	225.62'	N83°18'29"E
L45	27.97'	N88°16'59"E
L46	28.00'	N88°28'31"E
L47	265.03'	N88°16'59"E
L48	197.93'	S86°51'16"W
L49	76.42'	N8°34'48"W
L50	72.22'	N8°36'14"W
L51	271.61'	N1°43'01"W
L52	310.00'	N88°16'59"E
L53	98.26'	S1°43'01"E
L54	236.36'	S1°43'01"E
L55	19.57'	S3°09'45"E
L56	21.85'	N87°52'20"E
L57	301.89'	S88°16'59"W
L58	65.26'	N8°36'14"W
L59	271.61'	N1°43'01"W
L60	310.00'	N88°16'59"E
L61	54.94'	S1°43'01"E
L62	155.48'	S1°43'01"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	26.20'	30.00'	50°02'05"	N18°06'15"W 25.37'
C2	35.50'	25.00'	81°22'12"	N47°35'53"E 32.59'
C3	48.66'	40.00'	69°41'57"	S56°52'03"E 45.71'
C4	7.49'	10.00'	42°54'57"	S0°33'36"E 7.32'
C5	8.85'	30.00'	16°41'06"	S29°27'54"W 8.82'
C6	15.77'	10.00'	90°22'36"	N36°35'04"E 14.19'
C7	7.21'	80.00'	6°53'14"	N5°09'38"W 7.21'
C8	88.39'	55.00'	90°00'01"	N43°16'58"E 77.78'
C9	88.39'	55.00'	90°00'00"	S46°43'01"E 77.78'
C10	2.38'	48.00'	2°50'16"	S1°43'01"E 2.38'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	38.86'	55.00'	40°29'10"	S18°31'34"W 38.06'
C12	21.96'	30.00'	41°55'54"	S17°48'12"W 21.47'
C13	21.69'	30.00'	41°25'13"	S23°52'22"E 21.22'
C14	31.70'	26.07'	68°39'46"	N44°05'00"W 28.78'
C15	3.61'	30.00'	6°53'13"	N5°09'38"W 3.60'
C16	39.27'	25.00'	90°00'00"	N43°16'59"E 35.36'
C17	39.27'	25.00'	90°00'00"	S46°43'01"E 35.36'
C18	161.81'	48.00'	193°08'40"	S13°42'58"W 95.37'
C19	42.48'	30.00'	81°08'21"	S42°17'12"E 39.02'
C20	47.12'	30.00'	90°00'00"	S43°16'59"W 42.43'

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

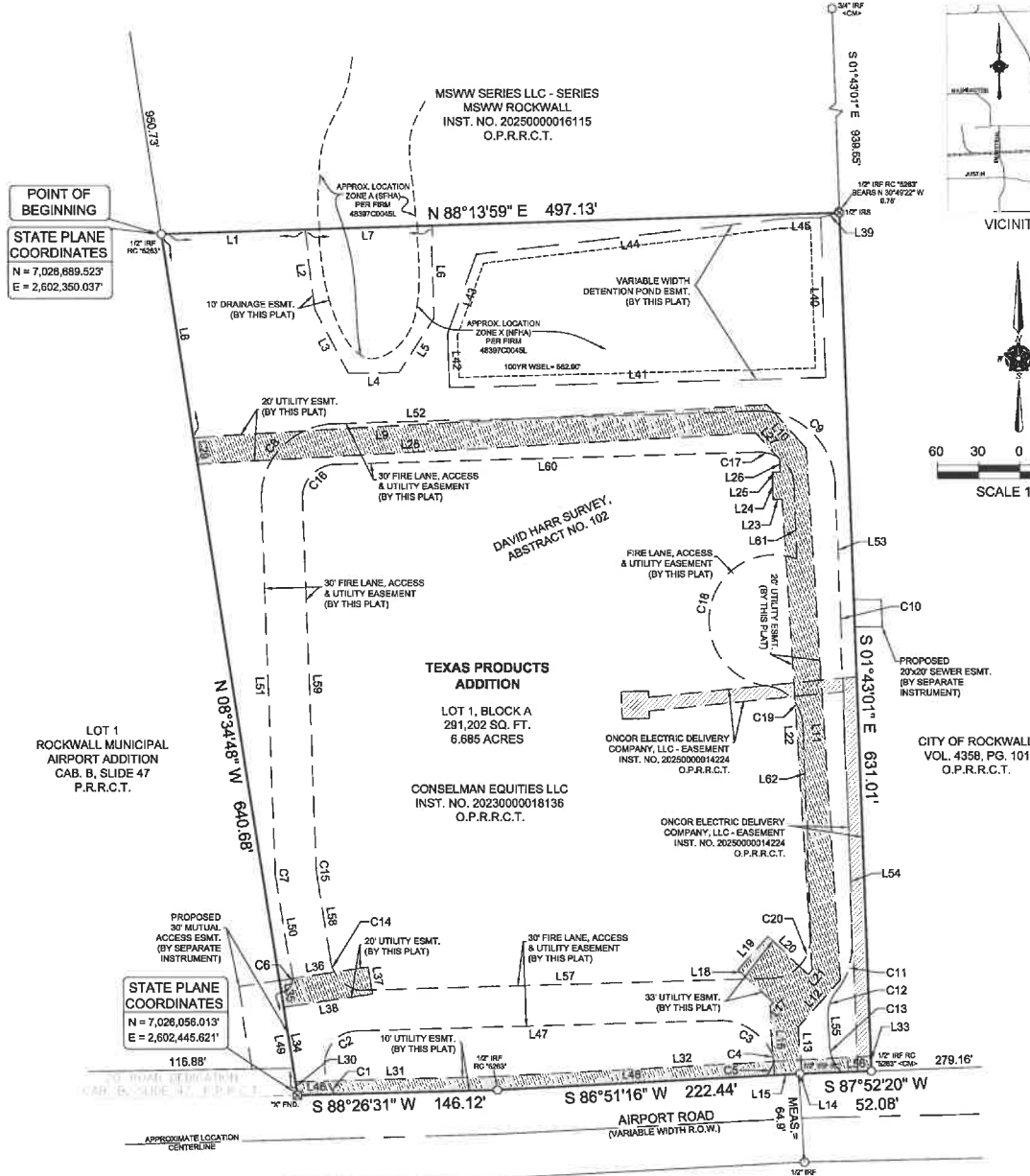
OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION

BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 1 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



LEGEND

<C>= 7" PIN
IRF = IRON ROD FOUND
IRS = IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
RC = RED CAP
YC = YELLOW CAP
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.F.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOL., PG. = VOLUME, PAGE
CABINET, SLIDE = CABINET, SLIDE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
ESMT = EASEMENT

CONTROLLING MONUMENT
7" CUT IN CONCRETE FOUND
IRON ROD FOUND
IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
RED CAP
YELLOW CAP
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOLUME, PAGE
CABINET, SLIDE
INSTRUMENT NUMBER
SQUARE FEET
EASEMENT

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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 building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such 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: 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).

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/18/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 30, 2026
APPLICANT: Frank Conselman; *Conselman Equities*
CASE NUMBER: P2026-021; *Final Plat for Lot 1, Block A, Texas Products Addition*

SUMMARY

Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 6.68-acre tract of land (*i.e. Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102*) creating one (1) lot (*i.e. Lot 1, Block A, Texas Products Addition*) for the purpose of establishing the necessary easements to allow the construction of an *Office/Warehouse Facility* on the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. On February 22, 2022, the Planning and Zoning Commission approved a *Miscellaneous Case* [Case No. MIS2022-001] for a *Treescape Plan* but denied the *Alternative Tree Mitigation Settlement Agreement*. On May 2, 2022, the City Council approved a *Miscellaneous Case* [*i.e. Case No. MIS2022-007*] for an *Alternative Tree Mitigation Settlement Agreement* of \$7,800.00 paid into the City's Tree Fund prior to the removal of any trees on the subject property. On December 4, 2023, the City Council approved a *Zoning Change* [*i.e. Case No. Z2023-051*] from Agricultural (AG) District to Light Industrial (LI) District. Prior to this zoning change, there was 1,891 SF single-family home that was constructed in 1950 situated on the subject property; however, this home was razed from the property in 2023. The subject property has remained vacant since the home was removed. On April 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-012*] for a 42,974 SF *Office/Warehouse Facility* on the subject property. On December 2, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-037*] establishing the subject property as Lot 1, Block A, Texas Products Addition however, the plat was never filed within the allotted time frame and has since expired.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, Texas Products 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: 6/24/2026

PROJECT NUMBER: P2026-021
PROJECT NAME: Final Plat for Lot 1, Block A, Texas Products
SITE ADDRESS/LOCATIONS: 1775 Airport Road, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/24/2026	Approved w/ Comments

06/24/2026: P2026-021: Final Plat for Lot 1, Block A, Texas Products 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, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, and addressed as 1775 Airport Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2026-021) in the lower right-hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.5 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: June 30, 2026

City Council Meeting: July 6, 2026

I.6 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 Kuhn	06/19/2026	Approved w/ Comments

06/19/2026: 1. Show and label flood plain cross-section and 100 yr wtr. surface elevation.

2. What does this leader point to?

- 3. There is no pavement here.
- 4. This util. easement doesn't match the water revisions dated 3-11-25
- 5. Please include these general notes on the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/15/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/15/2026	Approved
No Comments			



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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☒ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1,2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

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- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1,3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1,4}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1,5}

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

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

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

CONTACT PERSON

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 Frank Conselman [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 \$ 640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 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."

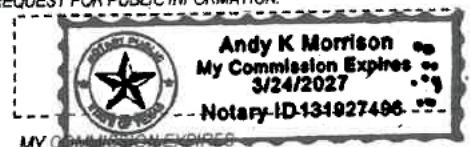
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison



0 70 140 280 420 560 Feet

P2026-021: Final Plat for Lot 1, Block A, Texas Products

AG

LI

AIRPORT RD

Case Location Map = 

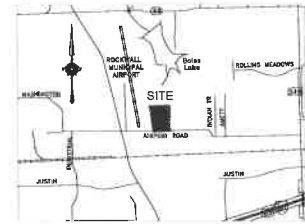


City of Rockwall

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

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LEGEND:

<CM>	CONTROLLING MONUMENT
*FIND	"X" CUT IN CONCRETE FOUND
IRF	IRON FOUND
IRG	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "XHS" SET
IR	IRON CAP
YC	YELLOW CAP
P.R.C.T.	FLAT RECORDS, ROCKWALL COUNTY, TEXAS
P.F.R.P.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
CAB. SLIDE	CABINET, SLIDE
INST. NO.	INSTRUMENT NUMBER
SO. FT.	SQUARE FEET
ESM	EASEMENT

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, continuing along the north right-of-way line of said Lot 1, a distance of 640.68 feet to a 1/2 inch iron rod with red plastic cap found for corner, said corner being the northwest corner of a 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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 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: 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).

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Signature

NOTARY PUBLIC CERTIFICATE:

I, _____, Notary Public for 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.

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. (5/19/2026)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Planning and Zoning Chairman

City Engineer

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.
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1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087



txheritage.com
Firm No. 10169300

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

☒ OWNER

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

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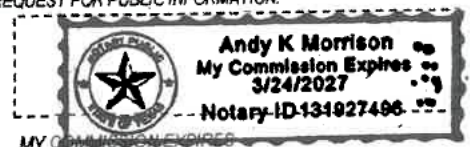
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OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison



0 70 140 280 420 560 Feet

P2026-021: Final Plat for Lot 1, Block A, Texas Products

AG

LI

AIRPORT RD

Case Location Map = 



City of Rockwall

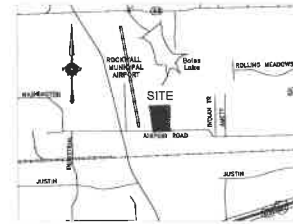
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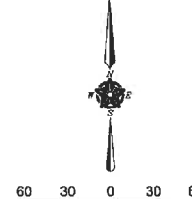


GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025,942.628'; E = 2,601,204.043'; Elevation = 558.61'
- 5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.



VICINITY MAP - NOT TO SCALE



SCALE 1"=60'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S71°20'04"E
L3	52.71'	S27°16'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"E
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'08"E
L12	46.77'	S41°44'54"W
L13	33.94'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.44'	N41°44'54"E
L18	34.99'	N46°47'16"W
L19	33.01'	N41°44'54"E
L20	40.93'	S46°47'16"E
L21	4.54'	N41°44'54"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	346.45'	N3°15'06"W
L23	6.50'	S88°16'58"W
L24	20.00'	N1°43'01"W
L25	5.96'	N88°16'58"E
L26	9.85'	N3°15'06"W
L27	26.18'	N41°44'54"W
L28	410.07'	S88°44'54"W
L29	20.09'	N8°34'48"W
L30	10.08'	N8°34'48"W
L31	147.21'	S88°26'31"W
L32	274.65'	S86°51'16"W
L33	10.93'	S1°43'01"E
L34	55.03'	N8°34'48"W
L35	20.00'	S8°34'48"E
L36	66.35'	S81°25'12"W
L37	20.00'	N8°34'48"W
L38	66.35'	S81°25'12"W
L39	14.08'	S75°40'30"W
L40	117.92'	S1°36'04"E
L41	275.65'	S88°28'03"W
L42	39.46'	N1°43'01"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	62.46'	N20°02'25"E
L44	225.62'	N83°18'29"E
L45	27.97'	N88°16'59"E
L46	28.00'	N88°28'31"E
L47	265.03'	N88°16'59"E
L48	197.93'	S86°51'16"W
L49	76.42'	N8°34'48"W
L50	72.22'	N8°36'14"W
L51	271.61'	N1°43'01"W
L52	310.00'	N88°16'59"E
L53	98.26'	S1°43'01"E
L54	236.36'	S1°43'01"E
L55	19.57'	S3°09'45"E
L56	21.85'	N87°52'20"E
L57	301.89'	S88°16'59"W
L58	65.26'	N8°36'14"W
L59	271.61'	N1°43'01"W
L60	310.00'	N88°16'59"E
L61	54.94'	S1°43'01"E
L62	155.48'	S1°43'01"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	26.20'	30.00'	50°02'05"	N18°06'15"W 25.37'
C2	35.50'	25.00'	81°22'12"	N47°35'53"E 32.59'
C3	48.66'	40.00'	69°41'57"	S56°52'03"E 45.71'
C4	7.49'	10.00'	42°54'57"	S0°33'36"E 7.32'
C5	8.85'	30.00'	16°41'06"	S29°27'54"W 8.82'
C6	15.77'	10.00'	90°22'36"	N36°35'04"E 14.19'
C7	7.21'	80.00'	6°53'14"	N5°09'38"W 7.21'
C8	88.39'	55.00'	90°00'01"	N43°16'58"E 77.78'
C9	88.39'	55.00'	90°00'00"	S46°43'01"E 77.78'
C10	2.38'	48.00'	2°50'16"	S1°43'01"E 2.38'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	38.86'	55.00'	40°29'10"	S18°31'34"W 38.06'
C12	21.96'	30.00'	41°55'54"	S17°48'12"W 21.47'
C13	21.69'	30.00'	41°25'13"	S23°52'22"E 21.22'
C14	31.70'	26.07'	68°39'46"	N44°05'00"W 28.78'
C15	3.61'	30.00'	6°53'13"	N5°09'38"W 3.60'
C16	39.27'	25.00'	90°00'00"	N43°16'59"E 35.36'
C17	39.27'	25.00'	90°00'00"	S46°43'01"E 35.36'
C18	161.81'	48.00'	193°08'40"	S13°42'58"W 95.37'
C19	42.48'	30.00'	81°08'21"	S42°17'12"E 39.02'
C20	47.12'	30.00'	90°00'00"	S43°16'59"W 42.43'

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

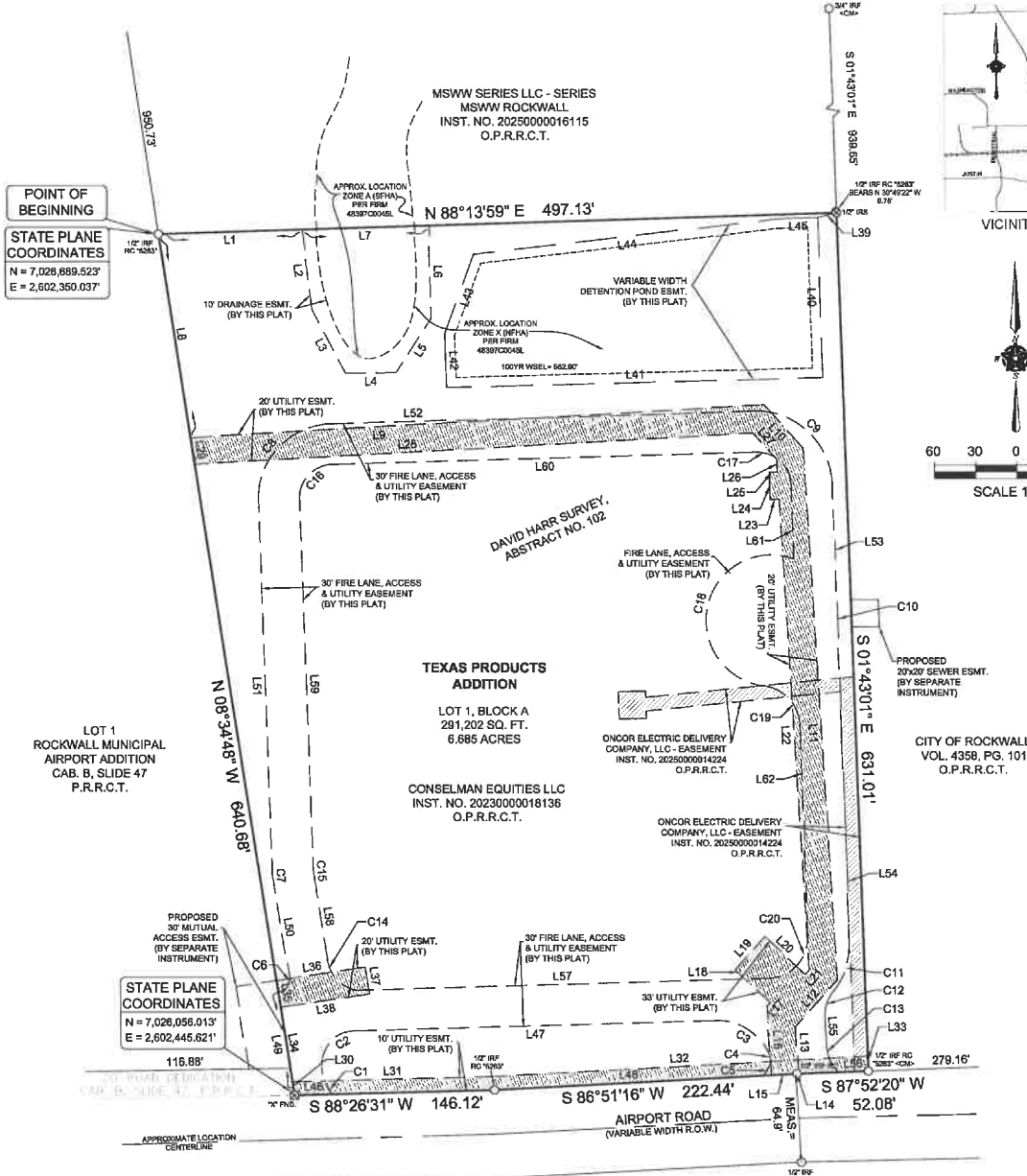
OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION

BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 1 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



LEGEND

<C>= 7" PIN
IRF= 1/2" IRF
IRS= 1/2" IRF
RC= 1/2" IRF
YC= 1/2" IRF
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.F.R.C.T. = OFFICIAL RECORDS, ROCKWALL COUNTY, TEXAS
VOL., PG. = VOLUME, PAGE
CABINET, SLIDE = CABINET, SLIDE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT

CONTROLLING MONUMENT
7" CUT IN CONCRETE FOUND
IRON ROD FOUND
IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
RED CAP
YELLOW CAP
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL RECORDS, ROCKWALL COUNTY, TEXAS
VOLUME, PAGE
CABINET, SLIDE
INSTRUMENT NUMBER
SQUARE FEET
EASEMENT

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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 building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such 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: 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).

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/18/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



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: July 6, 2026
APPLICANT: Frank Conselman; *Conselman Equities*
CASE NUMBER: P2026-021; *Final Plat for Lot 1, Block A, Texas Products Addition*

SUMMARY

Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 6.68-acre tract of land (*i.e. Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102*) creating one (1) lot (*i.e. Lot 1, Block A, Texas Products Addition*) for the purpose of establishing the necessary easements to allow the construction of an *Office/Warehouse Facility* on the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [Case No. *A1998-001*]. On February 22, 2022, the Planning and Zoning Commission approved a *Miscellaneous Case* [Case No. *MIS2022-001*] for a *Treescape Plan* but denied the *Alternative Tree Mitigation Settlement Agreement*. On May 2, 2022, the City Council approved a *Miscellaneous Case* [*i.e. Case No. MIS2022-007*] for an *Alternative Tree Mitigation Settlement Agreement* of \$7,800.00 paid into the City's Tree Fund prior to the removal of any trees on the subject property. On December 4, 2023, the City Council approved a *Zoning Change* [*i.e. Case No. Z2023-051*] from Agricultural (AG) District to Light Industrial (LI) District. Prior to this zoning change, there was 1,891 SF single-family home that was constructed in 1950 situated on the subject property; however, this home was razed from the property in 2023. The subject property has remained vacant since the home was removed. On April 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-012*] for a 42,974 SF *Office/Warehouse Facility* on the subject property. On December 2, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-037*] establishing the subject property as Lot 1, Block A, Texas Products Addition however, the plat was never filed within the allotted time frame and has since expired.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block A, Texas Products 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 June 30, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☒ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1,2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1,3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2,3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1,4}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1,5}

NOTES:

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

² A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³ AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD, ROCKWALL

SUBDIVISION TEXAS PRODUCTS ADDITION

LOT 1

BLOCK 1

GENERAL LOCATION JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10C

CURRENT USE VACANT

PROPOSED ZONING PD-10C

PROPOSED USE

ACREAGE 6.68

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

Conselman Equities

☐ APPLICANT

CONTACT PERSON

Frank Conselman

CONTACT PERSON

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 Frank Conselman [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 \$ 640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 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."

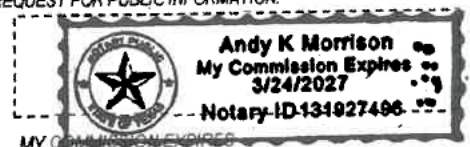
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Andy K. Morrison



0 70 140 280 420 560 Feet

P2026-021: Final Plat for Lot 1, Block A, Texas Products

AG

LI

AIRPORT RD

Case Location Map = 



City of Rockwall

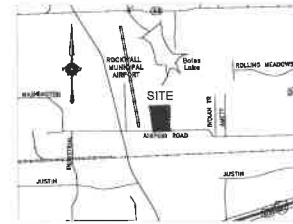
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

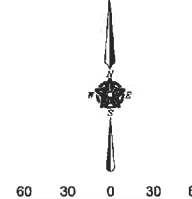


GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 2) The purpose of this plat is to plat an unplatted tract of land into one lot.
- 3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).
- 4) Benchmark:
COR-6
N = 7,025,942.628'; E = 2,601,204.043'; Elevation = 558.61'
- 5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.



VICINITY MAP - NOT TO SCALE



SCALE 1"=60'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.52'	N88°13'59"E
L2	59.75'	S71°20'04"E
L3	52.71'	S27°16'42"E
L4	36.85'	N89°27'57"E
L5	47.79'	N33°01'53"E
L6	68.54'	N1°27'19"W
L7	92.85'	S88°16'25"W
L8	151.43'	S8°34'48"E
L9	421.58'	N86°44'54"E
L10	42.81'	S41°44'54"E
L11	391.37'	S3°15'08"E
L12	46.77'	S41°44'54"W
L13	33.94'	S3°15'06"E
L14	1.23'	S87°52'20"W
L15	18.77'	S86°51'16"W
L16	50.56'	N3°15'06"W
L17	3.44'	N41°44'54"E
L18	34.99'	N46°47'16"W
L19	33.01'	N41°44'54"E
L20	40.93'	S46°47'16"E
L21	4.54'	N41°44'54"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	346.45'	N3°15'06"W
L23	6.50'	S88°16'58"W
L24	20.00'	N1°43'01"W
L25	5.96'	N88°16'58"E
L26	9.85'	N3°15'06"W
L27	26.18'	N41°44'54"W
L28	410.07'	S88°44'54"W
L29	20.09'	N8°34'48"W
L30	10.08'	N8°34'48"W
L31	147.21'	S88°26'31"W
L32	274.65'	S86°51'16"W
L33	10.93'	S1°43'01"E
L34	55.03'	N8°34'48"W
L35	20.00'	S8°34'48"E
L36	66.35'	S81°25'12"W
L37	20.00'	N8°34'48"W
L38	66.35'	S81°25'12"W
L39	14.08'	S75°40'30"W
L40	117.92'	S1°36'04"E
L41	275.65'	S88°28'03"W
L42	39.46'	N1°43'01"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	62.46'	N20°02'25"E
L44	225.62'	N83°18'29"E
L45	27.97'	N88°16'59"E
L46	28.00'	N88°28'31"E
L47	265.03'	N88°16'59"E
L48	197.93'	S86°51'16"W
L49	76.42'	N8°34'48"W
L50	72.22'	N8°36'14"W
L51	271.61'	N1°43'01"W
L52	310.00'	N88°16'59"E
L53	98.26'	S1°43'01"E
L54	236.36'	S1°43'01"E
L55	19.57'	S3°09'45"E
L56	21.85'	N87°52'20"E
L57	301.89'	S88°16'59"W
L58	65.26'	N8°36'14"W
L59	271.61'	N1°43'01"W
L60	310.00'	N88°16'59"E
L61	54.94'	S1°43'01"E
L62	155.48'	S1°43'01"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	26.20'	30.00'	50°02'05"	N18°06'15"W 25.37'
C2	35.50'	25.00'	81°22'12"	N47°35'53"E 32.59'
C3	48.66'	40.00'	69°41'57"	S56°52'03"E 45.71'
C4	7.49'	10.00'	42°54'57"	S0°33'36"E 7.32'
C5	8.85'	30.00'	16°41'06"	S29°27'54"W 8.82'
C6	15.77'	10.00'	90°22'36"	N36°35'04"E 14.19'
C7	7.21'	80.00'	6°53'14"	N5°09'38"W 7.21'
C8	88.39'	55.00'	90°00'01"	N43°16'58"E 77.78'
C9	88.39'	55.00'	90°00'00"	S46°43'01"E 77.78'
C10	2.38'	48.00'	2°50'16"	S1°43'01"E 2.38'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	38.86'	55.00'	40°29'10"	S18°31'34"W 38.06'
C12	21.96'	30.00'	41°55'54"	S17°48'12"W 21.47'
C13	21.69'	30.00'	41°25'13"	S23°52'22"E 21.22'
C14	31.70'	26.07'	68°39'46"	N44°05'00"W 28.78'
C15	3.61'	30.00'	6°53'13"	N5°09'38"W 3.60'
C16	39.27'	25.00'	90°00'00"	N43°16'59"E 35.36'
C17	39.27'	25.00'	90°00'00"	S46°43'01"E 35.36'
C18	161.81'	48.00'	193°08'40"	S13°42'58"W 95.37'
C19	42.48'	30.00'	81°08'21"	S42°17'12"E 39.02'
C20	47.12'	30.00'	90°00'00"	S43°16'59"W 42.43'

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

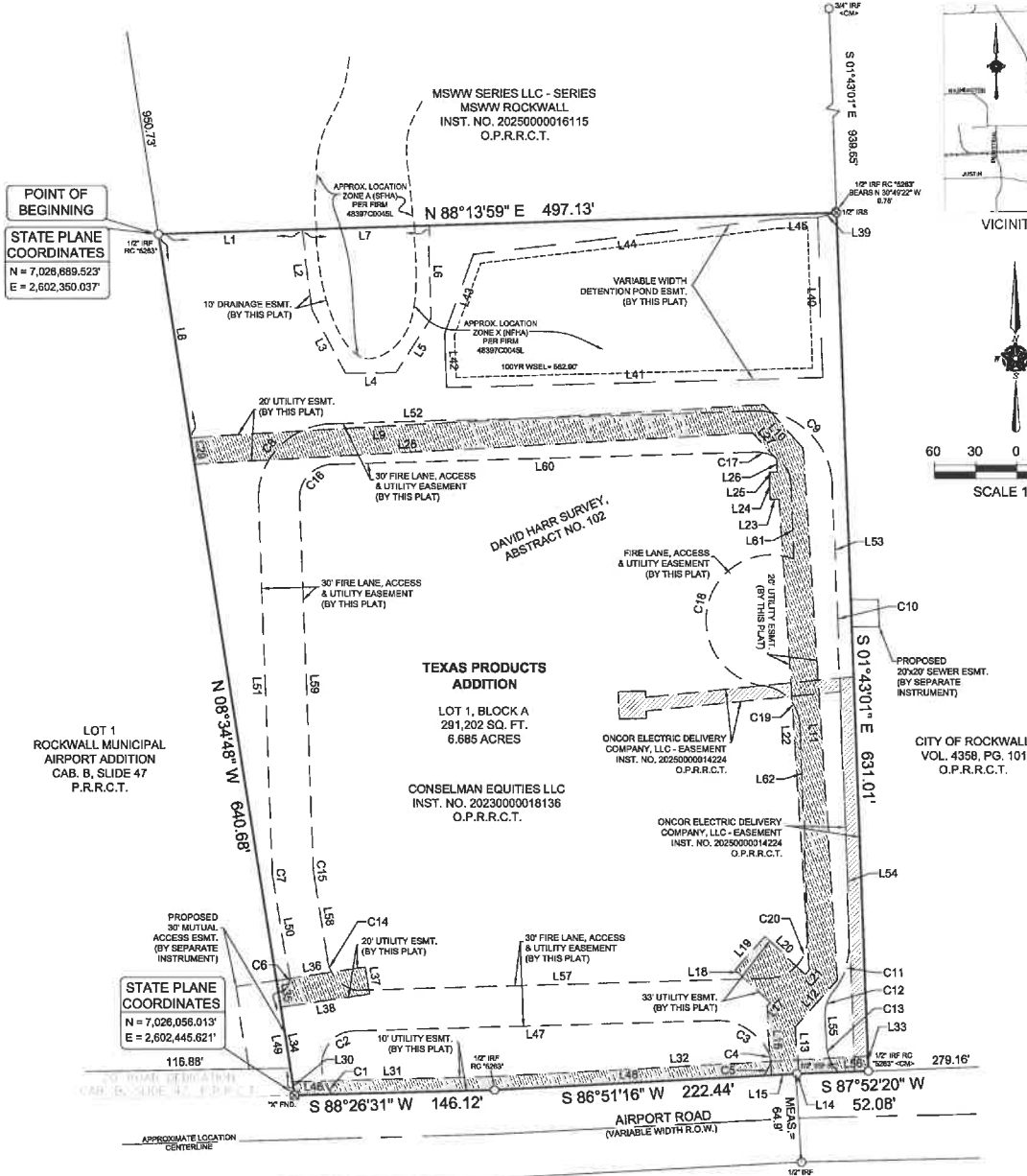
OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT

LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 1 OF 2

DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



LEGEND

<C>= 7" PIN
IRF= 1/2" IRF
IRS= 1/2" IRF
RC= 1/2" IRF
YC= 1/2" IRF
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.F.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOL., PG. = VOLUME, PAGE
CABINET, SLIDE = CABINET, SLIDE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
ESMT = EASEMENT

CONTROLLING MONUMENT
7" CUT IN CONCRETE FOUND
IRON ROD FOUND
IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
RED CAP
YELLOW CAP
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
VOL., PG. = VOLUME, PAGE
CABINET, SLIDE = CABINET, SLIDE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
ESMT = EASEMENT

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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 building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such 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: 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).

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
att: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

FINAL PLAT
LOT 1, BLOCK A
TEXAS PRODUCTS ADDITION
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037

PAGE 2 OF 2

DATE: 5/18/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB



DATE: July 15, 2026

TO: Frank Conselman
Conselman Equities
1210 Crestcove Drive
Rockwall, TX 75087

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2026-021: *Final Plat for Lot 1, Block A, Texas Products Addition*

Mr. Conselman:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 6, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On June 30, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.

City Council

On July 6, 2026 the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

FILING FEES:

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

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

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 772-6438.

Sincerely,



Angelica Guevara; *Planning Technician*
City of Rockwall Planning and Zoning Department