

Z2018-051 - SUP FOR AN ANIMAL HOSPITAL/CLINIC
 ZONING - LOCATION MAP = [map icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.

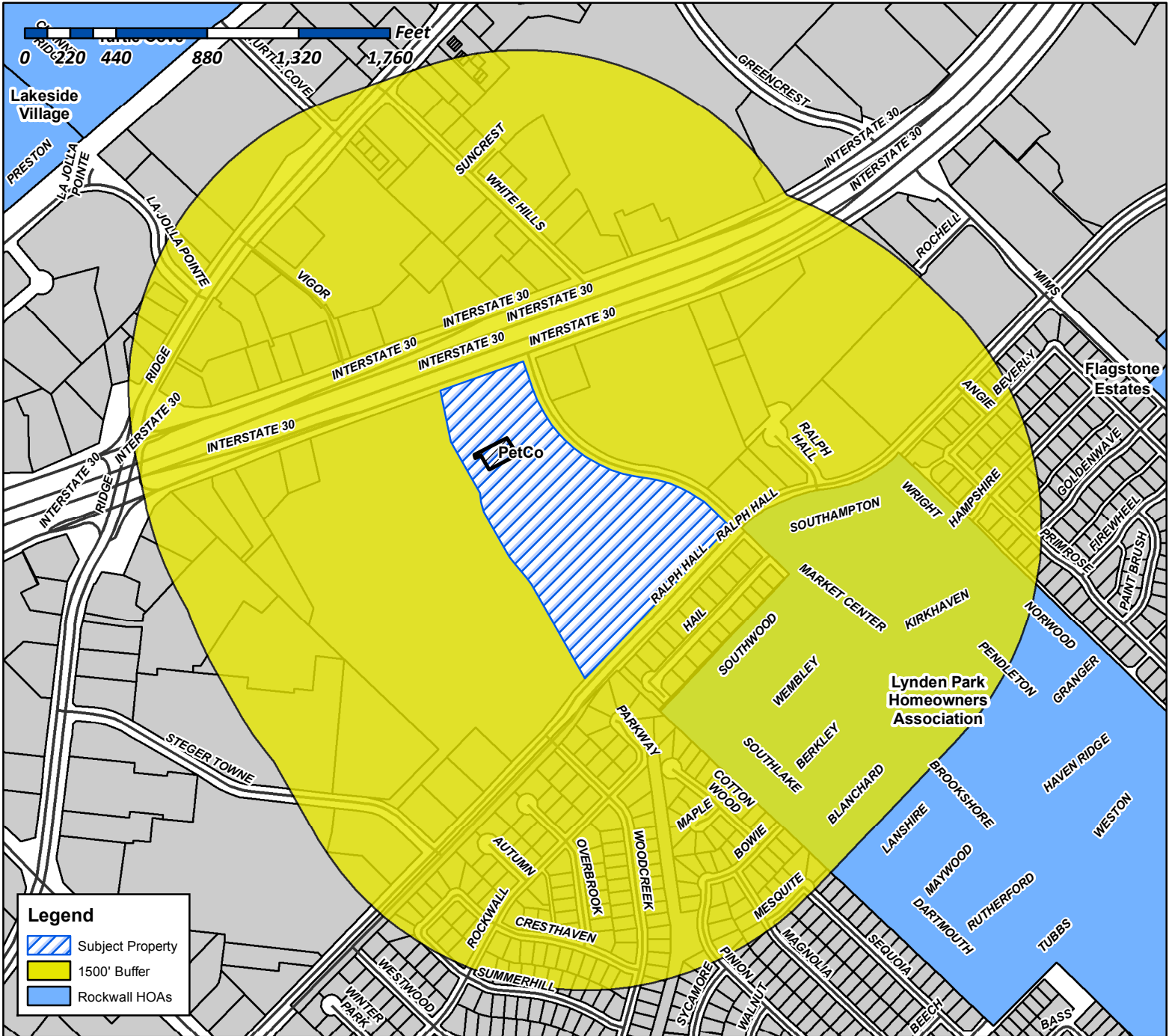




City of Rockwall

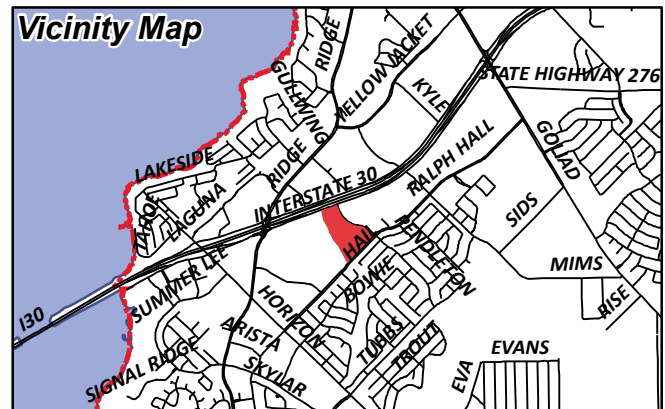
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Case Number: Z2018-051
Case Name: SUP for an Animal Clinic/Hospital
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2689 Market Center Drive

Date Created: 11/20/2018
For Questions on this Case Call (972) 771-7745

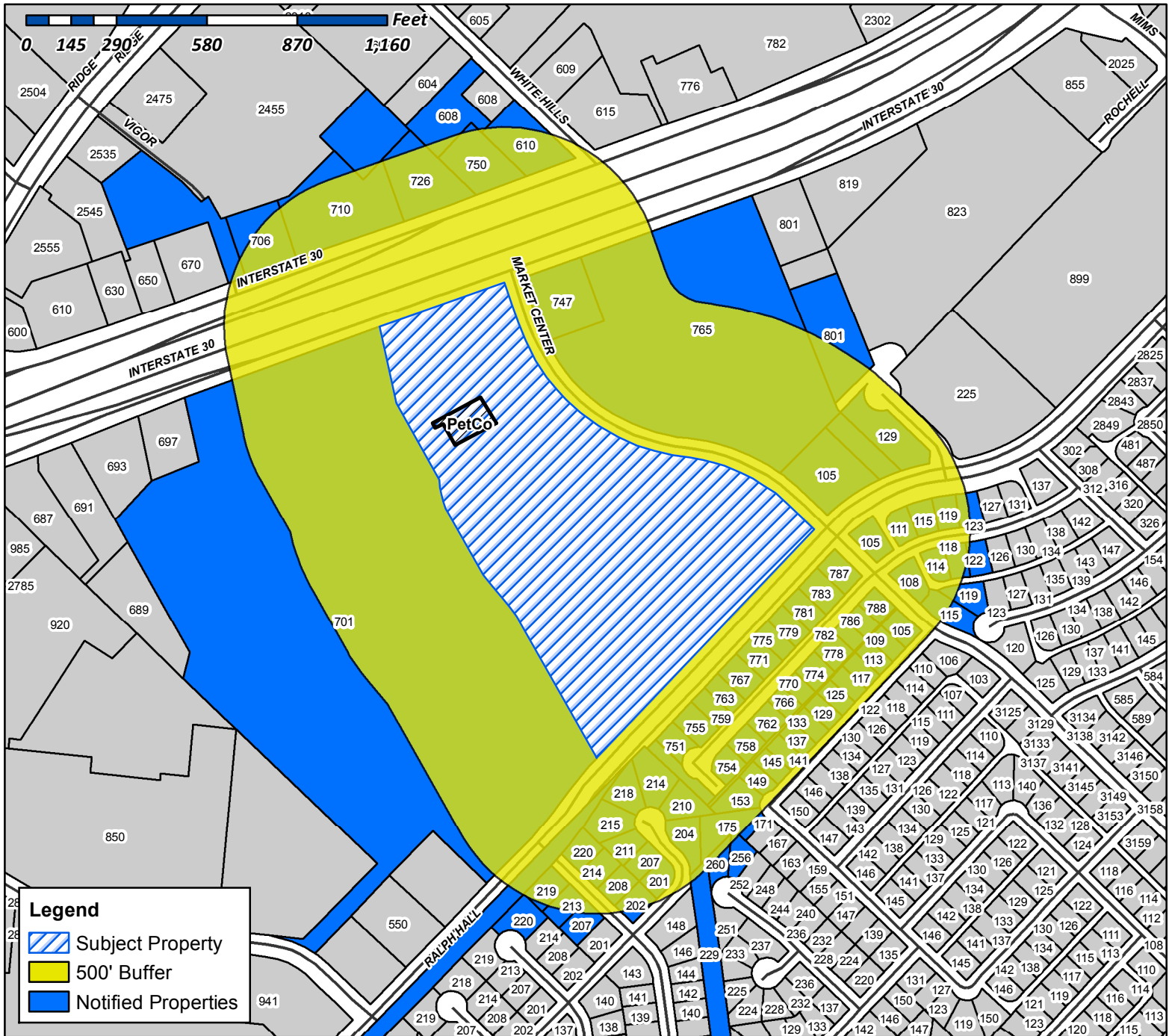




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CURRENT RESIDENT
105 RALPH HALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
105 SOUTHAMPTON DR
ROCKWALL, TX 75032

GUTIERREZ SONIA
105 SOUTHWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
109 SOUTHWOOD DR
ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL
111 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

HILLERIO ISRAEL & ADRIANA J
113 SOUTHWOOD DR
ROCKWALL, TX 75032

LENA INVESTMENT INC
114 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

DONALDSON WILLIAM & DELALYAN
115 HAMPSHIRE LN
ROCKWALL, TX 75032

FERRARO TERESA M
115 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

CHUKWULETA CRYSTAL O AND OLUMIDE D
ESEYIN
117 SOUTHWOOD DR
ROCKWALL, TX 75032

DIAZ EMMA
118 SOUTHAMPTON DR
ROCKWALL, TX 75032

THEDFORD KAY
119 HAMPSHIRE LN
ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI
119 SOUTHAMPTON DR
ROCKWALL, TX 75032

MESSING ELAD & KEREN MESSING-GUY
1191 LAURELS DRIVE
LOS ALTOS, CA 94022

CORPUS ADRIAN AND JESSICA
121 SOUTHWOOD DR
ROCKWALL, TX 75032

DELPHINOVALDEZ SANDRA D
122 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
123 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 SOUTHWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
129 E RALPH HALL
ROCKWALL, TX 75032

GILBERT CATHERINE YVETTE
129 SOUTHWOOD DR
ROCKWALL, TX 75032

COLET FAUSTO
133 SOUTHWOOD DR
ROCKWALL, TX 75032

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ELBANNA AHMAD A
137 SOUTHWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
141 SOUTHWOOD DR
ROCKWALL, TX 75032

MEDRANO CIPRIANO & PATRICIA
145 SOUTHWOOD DR
ROCKWALL, TX 75032

TAHA MOHAMED E
149 SOUTHWOOD DR
ROCKWALL, TX 75032

JAMES LENNY D & ROALIND M
153 SOUTHWOOD DR
ROCKWALL, TX 75032

SHORT CHAD & KAYDEE
175 SOUTHLAKE DR
ROCKWALL, TX 75032

UNDERWOOD ARCHIE HARBERT
1804 KENTWOOD CIR
ROCKWALL, TX 75032

HOOVER GAIL FLETCHER
1908 KINGS PASS
HEATH, TX 75032

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

CURRENT RESIDENT
201 PARKWAY CT
ROCKWALL, TX 75032

SALDANA KLINT D & MICHELE R
202 WOODCREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
204 PARKWAY CT
ROCKWALL, TX 75032

CURRENT RESIDENT
207 PARKWAY CT
ROCKWALL, TX 75032

CURRENT RESIDENT
207 WOODCREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
208 WOODCREEK DR
ROCKWALL, TX 75032

JOBST VERNE & JEANNINE
210 PARKWAY CT
ROCKWALL, TX 75032

LUBY DIANE S
2109 TWILIGHT PT
HEATH, TX 75032

HOSSNER BRUNETTE CAMILLE & ERIC
211 PKWY CT
ROCKWALL, TX 75032

CURRENT RESIDENT
213 WOODCREEK DR
ROCKWALL, TX 75032

LADUKE KENNETH L
214 WOODCREEK DR
ROCKWALL, TX 75032

DODGE MAJOR N III
215 PARKWAY COURT
ROCKWALL, TX 75032

STEWART BRANDON T & ANGEL N
218 PARKWAY COURT
ROCKWALL, TX 75032

GENTZEL DUSTIN L & SHANA M
219 WOODCREEK DR
ROCKWALL, TX 75032

QUIROGA SABRINA
220 OVERBROOK CT
ROCKWALL, TX 75032

BARNES BRANDON
220 WOODCREEK DR
ROCKWALL, TX 75032

COLE OB ROCKWALL TX LLC
2201 W ROYAL LANE, SUITE 240
IRVING, TX 75063

MENDOZA DANIEL
256 COTTON WOOD CT
ROCKWALL, TX 75032

RAMIREZ EVARISTO & SANDRA
260 COTTON WOOD CT
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE 0
DALLAS, TX 75205

INVEZA GROUP LLC
4400 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070

ZHANG XIN
5941 GLENDOWER LN
PLANO, TX 75093

CURRENT RESIDENT
608 WHITE HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
610 WHITE HILLS DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

BILLY C STORY AND ANITA L STORY REVOCABLE
LIVING TRUST
6210 LINCOLNSHIRE LANE
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
726 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
747 E I30
ROCKWALL, TX 75032

SEVEN26 PROPERTIES LLC
750 E I-30 0
ROCKWALL, TX 75087

CURRENT RESIDENT
751 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
754 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
755 HAIL DR
ROCKWALL, TX 75032

HP ROCKWALL III 30, LTD
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

CURRENT RESIDENT
758 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
759 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
762 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
763 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
766 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
767 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
770 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
774 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
775 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
779 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
783 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
787 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
788 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
801 E I30
ROCKWALL, TX 75032

NGUYEN TAMMY AND
818 HUNTERSGLN
ROCKWALL, TX 75032

BT CAYMAN LLC
9400 N CENTRAL EXPWY SUITE 460
DALLAS, TX 75231

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ARC BFRKWTX001 LLC
BRIDGESTONE AMERICAS HOLDING INC 0
NASHVILLE, TN 37214

HD DEVELOPMENT PROPERTIES LP
PO BOX 105842
ATLANTA, GA 30348

PROGRESS RESIDENTIAL BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

JACKSON ROCKWALL INVESTMENT
PO BOX 657
ROCKWALL, TX 75087

RADIANCE CORNER LLC
PO BOX 786
WYLIE, TX 75098

RECKER WALTER & LISA
PO BOX 805
FATE, TX 75132

HOME BANK at
PO BOX 909
SEAGOVILLE, TX 75159

MG2 Corporation

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

11.16.18

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

Re: Petco Rockwall
2689 Market Center Dr,
Rockwall, TX 75032

Project Number: 178-2120-1A

Subject: Petco Rockwall - Veterinary Hospital

We respectfully request approval of the attached CUP for the proposed remodel of the existing Petco location. The remodel will provide new full service vet hospital as an accessory use to Petco. This is a full-service animal hospital providing medical and surgical care for primarily dogs and cats.

Additional work proposed is to relocate the existing storage room, tub room, cage room, employee office, grooming salon and grooming reception. The existing accessory and service areas to remain are the restrooms, hallway, janitor closet, wellness room, aquarium area and break room. For proposed exterior work we will provide new signage for the veterinary hospital next to our existing Petco sign.

The area of the remodel will be 2,547 SF of a total of a leased space of 15,311 SF, the new Veterinary care services will utilize 1,801 SF within the existing space. No additions to the existing shell are proposed. The Veterinary care services will only be open for business during normal Petco business hours, this generally ranges from as early as 8:00 AM to as late as 9:00 PM. A state licensed veterinarian shall provide daily services, along with a small staff (typically 6), in addition to the other store partners. This operation is not designed, nor intended, for overnight boarding at the vet hospital/store.

The proposed remodel will continue to service the existing Petco customers in the surrounding neighborhoods.

Thank you for considering our proposal.



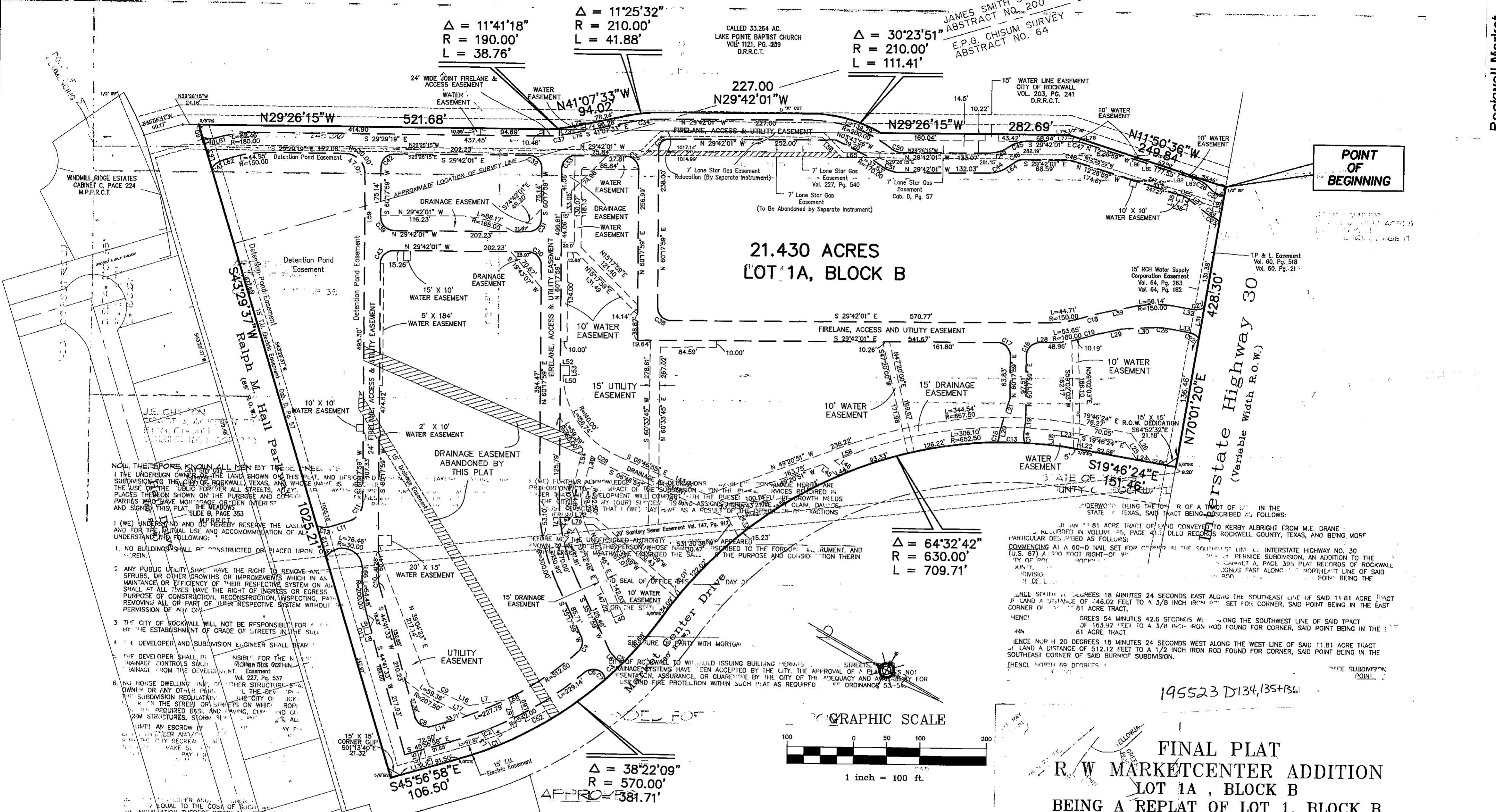
Should you require any additional information regarding this matter, please contact me at 949.705.0730

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Alicia Delgadillo". The signature is written in a cursive, flowing style.

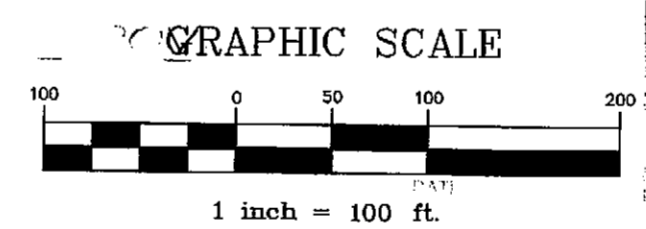
Alicia Delgadillo,
Associate



21.430 ACRES
LOT 1A, BLOCK B

POINT OF BEGINNING

State Highway 30
(Variable Width R.O.W.)



FINAL PLAT
R/W MARKETCENTER ADDITION
LOT 1A, BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57

SITUATED IN THE
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

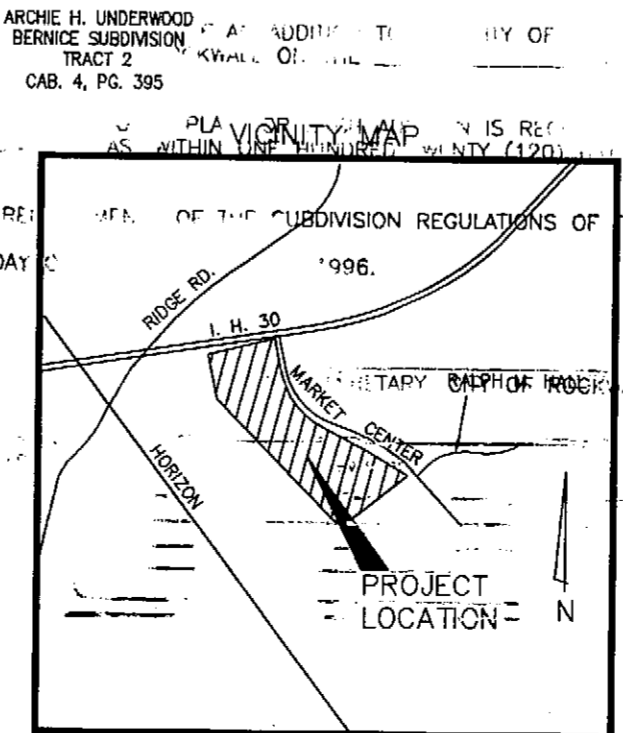
OWNER:
R/W MARKETCENTER ASSOCIATES, LTD.
8130 N. CENTRAL EXPRESSWAY, SUITE 795
DALLAS, TEXAS 75206
(214)750-8850

SURVEYOR:
JIMMY BORN AND ASSOCIATES, INC.
17700 PARK CENTRAL
SUITE 1800
DALLAS, TEXAS 75251
TEL: 972-776-1300
FAX: 972-239-3820

SURVEYOR'S CERTIFICATE
NOW, I HEREBY KNOW ALL MEN BY THESE PRESENTS, THAT I, [Name], DO HEREBY CERTIFY THAT THE ACCURATE SURVEY OF THE [Name] AND THAT THE [Name] MONUMENTS [Name] BY MY PERSONAL SUPERVISION.

NOTE: The NTMWD easement restricts construction of permanent structures, such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer or homeowner will be the responsibility of the developer or homeowner.

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



LINE	DIRECTION	DISTANCE
L1	S 45°56'58" E	10.00'
L3	N 25°05'13" E	28.86'
L4	N 25°05'13" E	28.67'
L5	S 44°41'33" W	28.00'
L6	N 16°45'07" E	13.17'
L7	N 38°52'45" W	54.95'
L8	S 45°18'27" E	10.00'
L9	S 45°18'27" E	10.00'
L10	N 44°41'33" E	10.00'
L11	S 46°30'23" E	28.69'
L12	N 43°29'37" E	48.52'
L13	N 45°56'58" W	10.00'
L14	S 45°56'58" E	21.94'
L15	S 44°41'33" W	28.00'
L16	S 04°43'19" E	44.21'
L17	S 04°43'19" E	48.33'
L18	S 70°13'36" W	15.39'
L19	S 68°33'13" W	21.62'
L20	S 68°33'13" W	9.41'
L21	S 76°41'38" W	52.35'
L22	N 70°13'36" E	15.15'
L23	N 21°05'01" W	36.85'
L24	S 19°46'24" E	21.21'
L25	N 25°13'36" E	31.82'
L26	N 25°13'36" E	53.04'
L28	S 29°42'01" E	15.11'
L29	S 41°12'01" E	22.30'
L30	N 33°01'23" W	43.37'
L31	N 70°01'20" E	46.79'
L32	N 19°45'28" W	28.98'
L33	N 19°45'28" W	29.15'
L34	N 77°31'01" E	10.00'
L35	N 77°31'01" E	10.00'
L36	N 12°28'59" W	10.00'
L37	S 07°51'05" W	46.38'
L38	S 70°01'20" W	39.78'
L39	S 41°12'01" E	48.93'
L40	S 52°47'14" E	15.00'
L41	N 82°47'14" W	29.09'
L42	N 82°47'14" W	27.56'
L43	N 06°46'55" W	68.44'
L44	S 52°24'05" E	17.41'
L45	N 07°04'07" E	28.72'
L46	N 07°04'07" E	27.60'
L47	S 06°46'55" E	4.85'
L48	S 68°53'51" E	9.47'
L49	N 73°56'23" E	50.24'
L50	S 29°42'01" E	9.93'
L51	S 60°17'59" W	134.00'
L52	S 29°42'01" E	14.11'
L53	N 60°17'59" E	15.00'
L54	N 73°56'23" E	57.64'
L55	N 29°42'01" W	15.00'
L56	S 15°17'59" W	36.10'
L57	S 15°17'59" W	27.82'
L58	N 49°20'51" W	40.14'
L59	S 60°17'59" W	15.50'
L60	N 43°29'37" E	31.30'
L61	S 46°30'23" E	3.73'
L62	S 46°30'23" E	20.07'
L63	N 43°29'37" E	48.52'
L64	N 64°36'56" W	12.93'
L65	S 29°26'15" E	41.89'
L66	N 60°17'59" E	16.24'
L67	S 44°40'37" W	35.00'
L68	S 56°50'34" E	15.31'
L69	N 44°40'37" E	35.00'
L70	S 29°42'01" E	51.67'
L71	S 60°17'59" W	10.00'
L72	N 29°42'01" W	55.43'
L73	S 60°17'59" W	10.20'
L74	N 60°17'59" E	10.20'
L75	N 41°07'22" W	10.20'
L76	N 41°07'33" W	10.20'
L77	S 77°31'01" W	7.58'
L78	N 77°31'01" W	7.58'
L79	N 11°50'36" W	8.79'
L80	S 77°31'01" W	3.71'
L81	N 77°31'01" E	3.71'
L82	S 77°31'01" W	2.89'
L83	N 77°31'01" E	2.89'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	595.10'	15.39'	15.39'	N 52°02'46" W	01°28'53"
C2	542.00'	15.43'	15.43'	N 51°22'08" W	01°37'52"
C3	568.07'	37.13'	37.12'	N 73°14'14" W	03°44'42"
C4	20.00'	25.75'	24.01'	S 72°10'50" W	73°45'42"
C5	20.00'	12.05'	11.87'	N 00°30'44" W	34°31'43"
C6	20.00'	28.84'	26.40'	S 28°21'53" E	82°36'41"
C7	20.00'	10.86'	10.73'	S 36°07'00" W	31°06'25"
C8	20.00'	31.64'	28.44'	N 00°37'43" W	90°38'31"
C9	192.50'	21.68'	21.67'	N 01°29'45" W	06°27'09"
C10	20.00'	5.45'	5.43'	N 52°29'46" E	15°36'26"
C11	30.00'	38.32'	35.77'	N 83°06'12" W	73°11'38"
C12	30.00'	20.54'	20.14'	N 26°53'35" W	39°13'36"
C13	637.08'	41.61'	41.60'	S 28°50'26" E	03°44'31"
C14	20.00'	12.59'	12.38'	N 50°31'26" E	36°03'33"
C15	20.00'	7.59'	7.54'	S 79°25'09" W	21°43'52"
C16	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C17	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C18	400.00'	38.94'	38.92'	S 43°59'21" E	05°34'40"
C19	370.00'	36.02'	36.01'	S 43°59'21" E	05°34'40"
C21	30.00'	19.11'	18.79'	N 38°00'12" W	36°29'28"
C22	30.00'	19.16'	18.83'	S 01°27'58" E	36°35'01"
C23	30.00'	14.23'	14.10'	S 02°14'33" W	27°10'41"
C24	65.00'	1.77'	1.77'	N 10°33'53" W	01°33'48"
C25	10.00'	3.55'	3.53'	S 02°18'57" E	20°20'04"
C26	50.00'	27.52'	27.17'	S 03°16'58" W	31°31'55"
C27	30.00'	23.74'	23.12'	N 03°37'05" W	45°20'01"
C28	115.00'	26.62'	26.57'	S 26°23'25" E	13°15'55"
C29	160.00'	39.04'	38.94'	N 00°12'27" E	13°58'44"
C30	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C31	20.00'	31.42'	28.28'	N 74°42'01" W	90°00'00"
C32	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C33	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C34	200.00'	39.88'	39.82'	S 35°24'47" E	11°25'32"
C35	15.00'	23.56'	21.21'	S 74°42'01" E	90°00'00"
C36	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C37	200.00'	40.62'	40.55'	N 35°18'26" W	11°38'15"
C38	20.00'	31.42'	28.28'	N 15°17'59" E	90°00'00"
C39	20.00'	31.42'	28.28'	N 15°17'59" E	90°00'00"
C40	30.00'	20.54'	20.14'	N 26°53'35" W	39°13'36"
C41	30.00'	20.58'	20.17'	S 66°07'11" E	39°17'47"
C42	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C43	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C44	50.00'	30.47'	30.00'	N 47°09'28" W	34°54'55"
C45	50.00'	30.47'	30.00'	S 47°09'28" E	34°54'55"
C46	20.00'	12.19'	12.00'	S 47°09'28" E	34°54'55"
C47	50.00'	15.02'	14.97'	S 21°05'30" E	17°13'02"
C48	30.00'	9.01'	8.98'	S 21°05'30" E	17°13'02"
C49	50.00'	30.47'	30.00'	N 47°09'28" W	34°54'55"
C50	20.00'	13.48'	13.23'	N 10°23'33" W	38°36'55"
C51	50.00'	33.70'	33.06'	N 10°23'33" W	38°36'55"
C52	555.00'	34.75'	34.75'	S 59°12'53" E	03°35'16"

FINAL PLAT
R W MARKETCENTER ADDITION
LOT 1A , BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57
SITUATED IN THE
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 R W MARKETCENTER ASSOCIATES, LTD.
 8150 N. CENTRAL EXPRESSWAY, SUITE 795
 DALLAS, TEXAS 75206
 (214)750-8850

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12700 PARK CENTRAL
 SUITE 1800
 DALLAS, TEXAS 75251
 TEL: 972-770-1300
 FAX: 972 239-3820

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

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

OWNER'S CERTIFICATE

WHEREAS R W Marketcenter Associates, LTD. is the owner of a tract of land containing 21.430 acres located in the E. P. G. Chisum Survey, Abstract No. 64, and the James Smith Survey, Abstract No. 200, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1, Block B, Home Depot-Rockwall Addition, an Addition to the City of Rockwall as recorded in Cabinet D, Page 57, Map Records of Rockwall County Texas (MRRCT) and a portion of that certain parcel described in deed to Lake Pointe Baptist Church recorded in Volume 1121, Page 239 Deed Records of Rockwall County Texas (DRRCT), said tract being more particularly described by metes and bounds as follows (bearings referenced to said Addition):

BEGINNING at a 1/2-inch iron rod found for the northwest corner of Lot 1, Block B, Home Depot-Rockwall Addition, same being the northeast corner of that certain tract described in deed to Lake Pointe Baptist Church, and being on the southerly right-of-way for Interstate Highway 30 (variable width right-of-way);

THENCE North 70°01'20" East with said southerly right-of-way, a distance of 428.30 feet to a set 5/8-inch iron rod with cap marked "KHA" (set iron rod) for the intersection of said right-of-way and the westerly right-of-way for Market Center Drive (60' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE southerly with said westerly right-of-way as follows:

- South 19°46'24" East, a distance of 151.46 feet to a set iron rod for the beginning of a curve;
- Along the arc of said curve to the left, having a delta angle of 64°32'42", a radius of 630.00 feet, and an arc length of 709.71 feet to a set iron rod, a point of reverse curvature;
- Along the arc of said curve to the right, having a delta angle of 38°22'09", a radius of 570.00 feet and an arc length of 381.71 feet to a set iron rod;
- South 45°56'58" East, a distance of 106.50 feet to a set iron rod for the intersection of said right-of-way and the northerly right-of-way for Ralph M. Hall Parkway (85' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE South 43°29'37" West with said northerly right-of-way, a distance of 1025.21 feet to a set iron rod for the southwest corner of the aforesaid Lot 1, Block B, same being on the easterly line for the Lake Pointe Baptist Church parcel as described in Volume 1121, Page 239 DRRCT;

THENCE North 29°26'15" West with the line common to said parcels, a distance of 521.68 feet to a set iron rod, the beginning of a curve;

THENCE along the arc of said curve to the left, having a delta angle of 11°41'18", a radius of 190.00 feet, and an arc length of 38.76 feet to a set iron rod;

THENCE North 41°07'33" West, a distance of 94.02 feet to set iron rod for the beginning of a curve;

THENCE along the arc of said curve to the right, having a delta angle of 11°25'32", a radius of 210.00 feet, and an arc length of 41.88 feet to a set iron rod;

THENCE North 29°42'01" West, a distance of 227.00 feet to a set iron rod for the beginning of a curve;

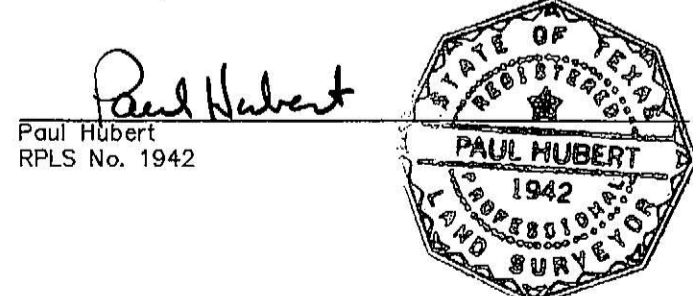
THENCE along the arc of said curve to the right, having a delta angle of 30°23'51", a radius of 210.00 feet and an arc length of 111.41 feet to a set iron rod on the aforesaid common line between the Lake Pointe Baptist Church parcel and Lot 1, Block B;

THENCE northerly with said common line as follows:

- North 29°42'01" West, a distance of 282.69 feet to a found iron rod;
- North 11°50'36" West, a distance of 249.84 feet to the POINT OF BEGINNING and containing 21.430 acres.

KNOW ALL MEN BY THESE PRESENTS:

I, Paul Hubert, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall Rockwall County, Texas.

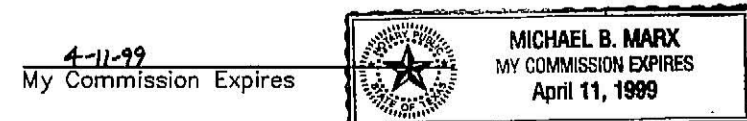


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of November, 1998.

Michael B. Mark
Notary Public of Texas



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STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S DEDICATION

I (we) the undersigned owner (s) of the land shown on this plat, and designated herein as the R W MARKETCENTER ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the R W MARKETCENTER ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 the construction, maintenance or efficiency of their respective system on any of these easements 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 the purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 the grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the 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 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 facilities, 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 improvement, as determined by the city's engineer and/or city administrator, computed on a private commercial rate base, 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 escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions 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 for 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.

By: *[Signature]*
Name
Title
R W MARKETCENTER ASSOCIATES, LTD.

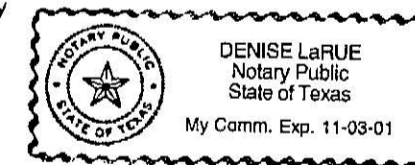
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared *Paul Hubert*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 2 day of December, 1998.

Denise LaRue
Notary Public of Texas

11-03-01
My Commission Expires



FILED FOR RECORD
ROCKWALL CO. TEXAS
98 DEC 30 PM 12: 20
PAULETTE BURKS
CO. CLERK
BY: *[Signature]* DEPUTY

RECOMENDED FOR FINAL APPROVAL

Paul Johnson Planning and Zoning Commission
Paul Johnson Date



I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of June, 1998.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 7th Day of December, 1998.

[Signature]
Mayor, City of Rockwall

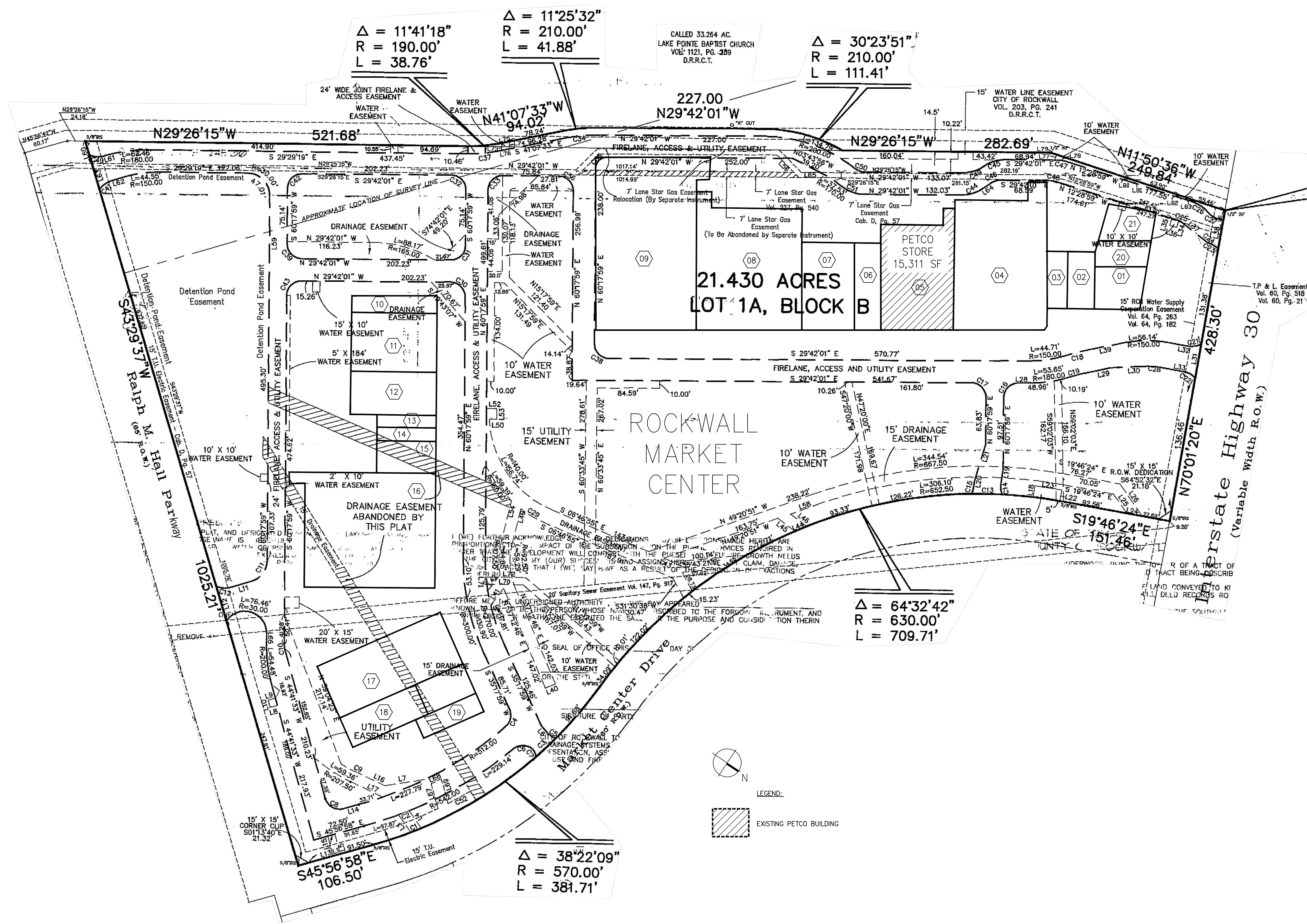
Cindy Kindred
City Secretary City of Rockwall

FINAL PLAT
R W MARKETCENTER ADDITION
LOT 1A, BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57
SITUATED IN THE

E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
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8150 N. CENTRAL EXPRESSWAY, SUITE 795
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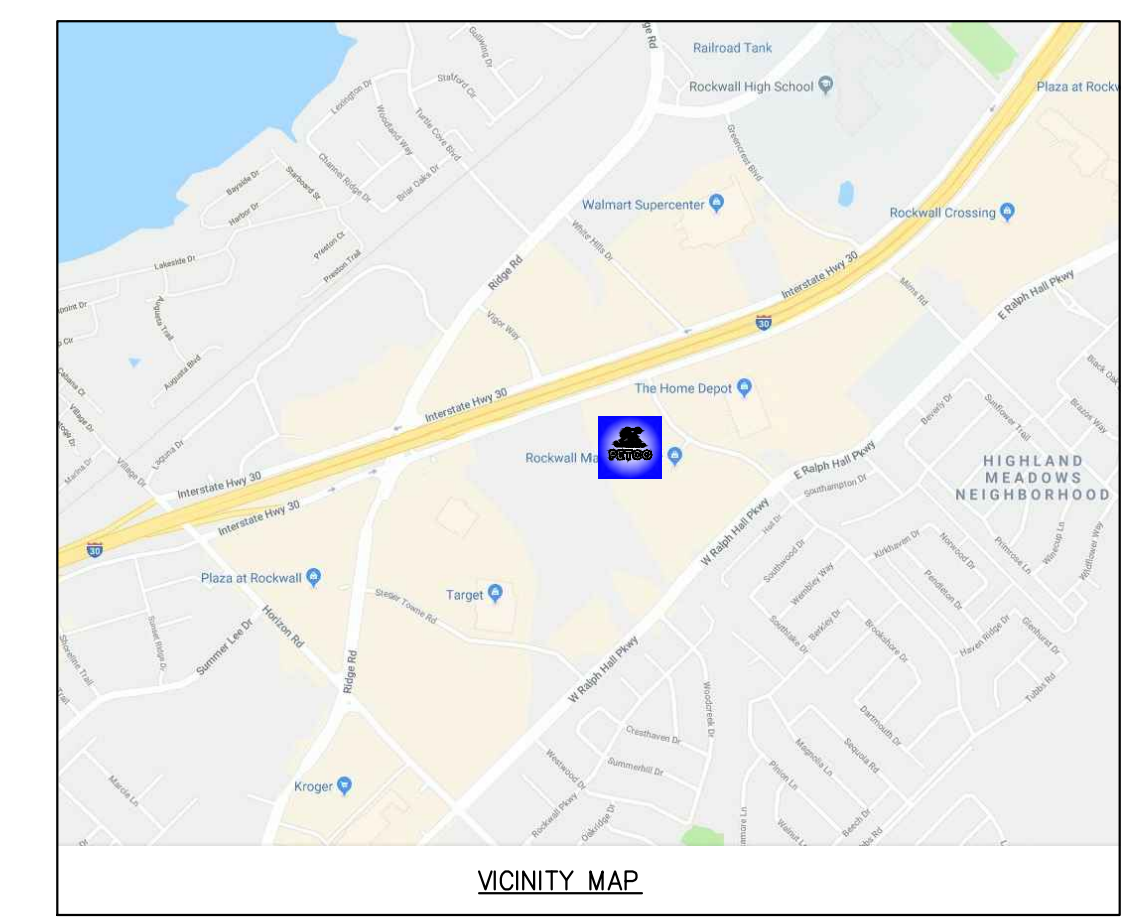
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FAX: 972 239-3820



OWNER:
 ROCKWALL HOLDINGS, LLC
 C/O DUNHILL PARTNERS
 3100 MONTICELLO AVE
 SUITE 300
 DALLAS, TX 75205
 (214) 261-9589
 SHAGARA@DUNHILLPARTMENRS.COM

APPLICANT:
 PETCO ANIMAL SUPPLIES STORES, INC.
 SUSAN THOMAS
 DIRECTOR, ARCHITECTURAL SERVICES
 654 RICHLAND HILLS DRIVE
 SAN ANTONIO, TX 78245
 (210) 201-9002
 SUSAN.THOMAS@PETCO.COM

ARCHITECT (TENANT IMPROVEMENT)
 MG2 ARCHITECTURE CORPORATION
 3333 MICHELSON DRIVE, SUITE 100
 IRVINE, CA 92612
 PHONE: (949) 705-0700
 FAX: (949) 705-0805
 CONTACT: ALICIA DELGADILLO,
 PROJECT MANAGER
 EMAIL: ALICIA.DELGADILLO@MG2.COM



LEGAL DESCRIPTION
 R W MARKETCENTER ADDITION, BLOCK B, LOT 1A
 ZONE
 C (COMMERCIAL)
 PETCO TOTAL EXISTING BUILDING SQ. FT. 15,311
 PETCO TOTAL REMODEL SQ. FT. 2,394

ROCKWALL MARKET CENTER EXISTING STORES	
01	MATTRESS FIRM
02	FLOOR 4 LESS
03	RENDEZ SALON
04	OFFICE MAX
05	PETCO
06	PET DOCTOR
07	PIER 1
08	MICHAELS
09	BURKES OUTLET
10	LADY BUG SCRUBS
11	LEGACY SALONS AND DAY SPA
12	RACK ROOM SHOES
13	CLAIRE'S
14	1ST CLASS NAILS
15	CARTER'S
16	ROSS
17	OLD NAVY
18	LITTLE GYM
19	BATH AND BODY WORKS
20	NASR JEWELERS
21	VISIONWORKS

SITE PLAN 01
 REF.: SOURCE: 1"= 40'

3333 Michelson Dr. Ste 100
 Irvine, CA 92612
 949 705 0700
 MG2.com

PETCO ANIMAL SUPPLIES STORES, INC. PETCO ROCKWALL
 654 RICHLAND HILLS DRIVE 2689 Market Center Dr
 SAN ANTONIO, TEXAS 78245 Rockwall, TX 75032

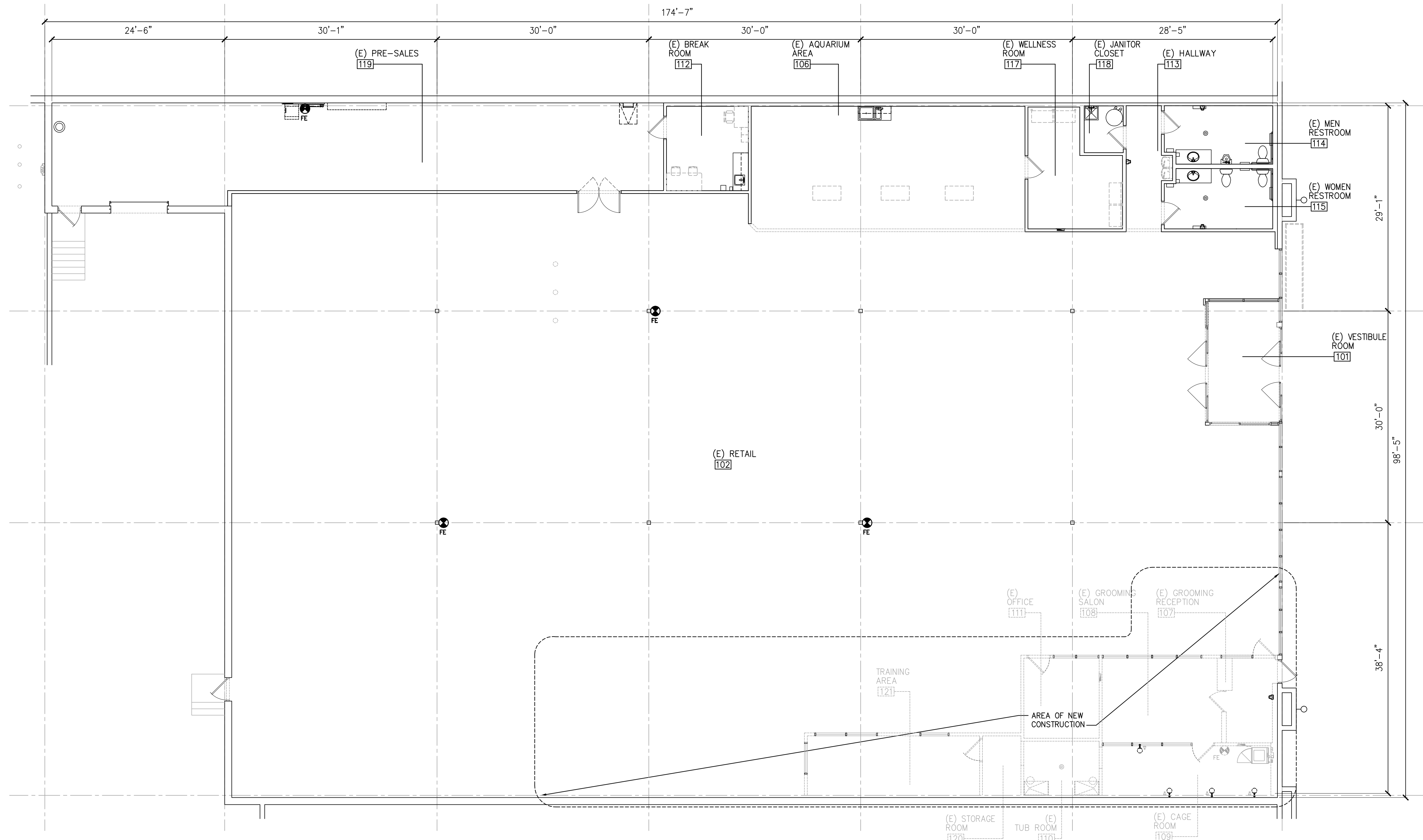
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 STEVE HAGARA
 SHAGARA@DUNHILLPARTMENRS.COM

PETCO / ROCKWALL

TEXAS, CA
 15 NOVEMBER, 2018
DD1 - SITE PLAN





EXISTING FLOOR PLAN	01
REF.:	SOURCE: 1/8" = 1'-0"

3333 Michelson Dr, Ste 100
Irvine, CA 92612
949 705 0700
MG2.com



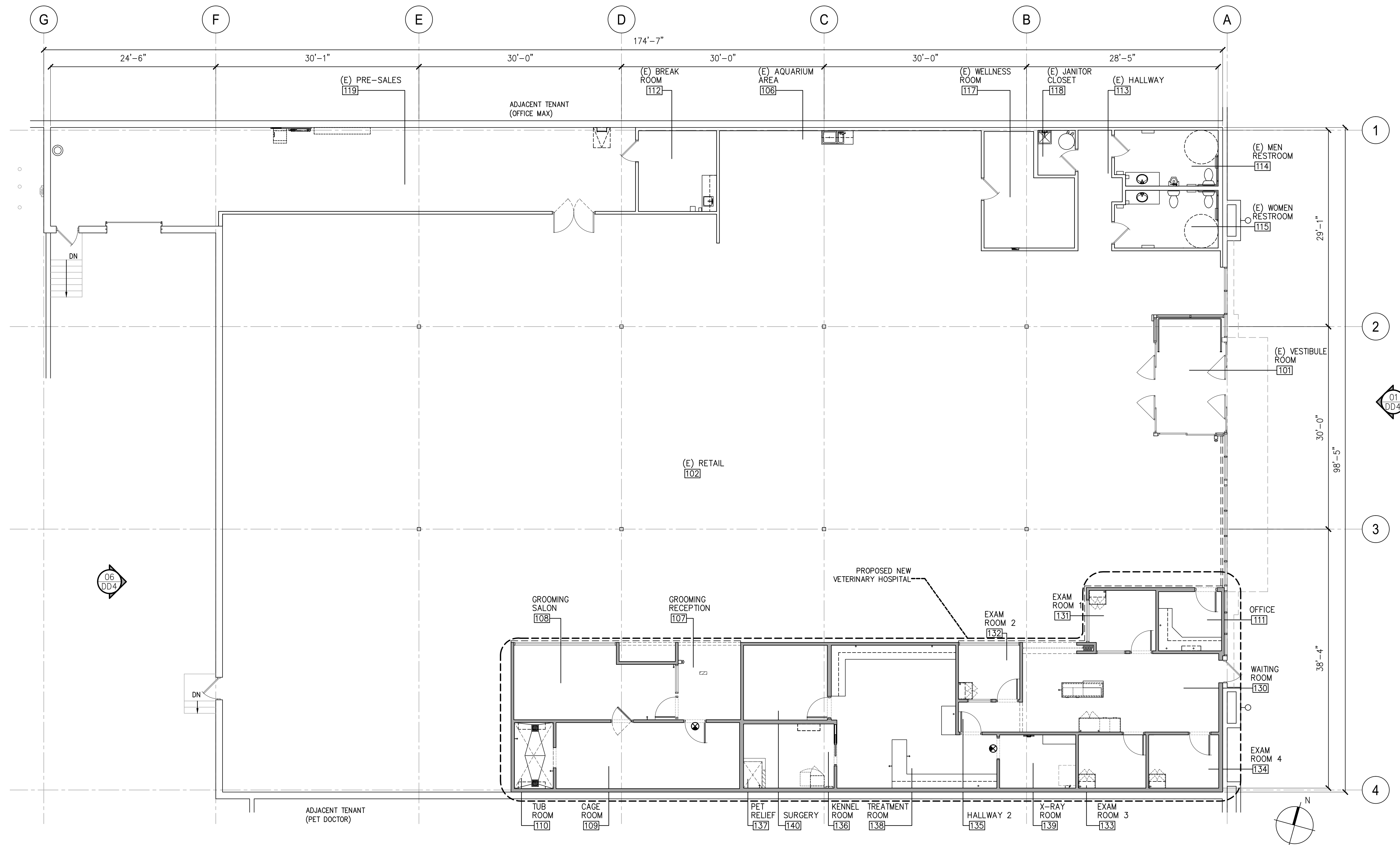
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PETCO / ROCKWALL

TEXAS, CA
15 NOVEMBER, 2018
DD3 - EXISTING FLOOR PLAN





PROPOSED FLOOR PLAN	01
REF.:	SOURCE: 1/8" = 1'-0"

3333 Michelson Dr. Ste 100
Irvine, CA 92612
949 705 0700
MG2.com



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MG2 ARCHITECTURE CORPORATION

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TEXAS, CA

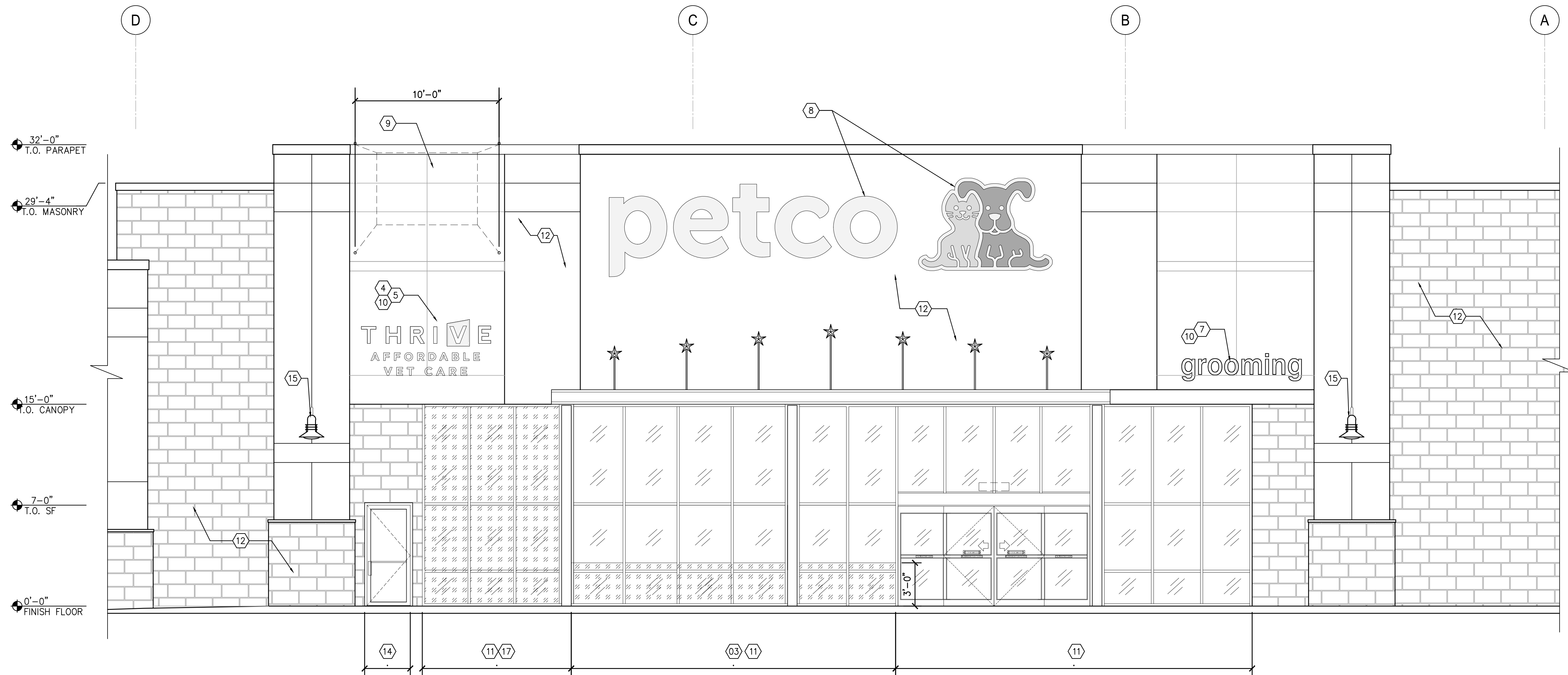
15 NOVEMBER, 2018

DD3 - PROPOSED FLOOR PLAN



KEY NOTES:

1. N/A
2. N/A
3. NEW 36" H. PRIVACY GRAPHICS
4. PATCH AND REPAIR EXISTING EXTERIOR FINISHES AS REQUIRED BY RELOCATION OF EXISTING SIGNAGE
5. NEW SERVICES SIGNAGE UNDER SEPARATE PERMIT
6. N/A
7. RELOCATED PETCO GROOMING SIGN.
8. EXISTING TENANT BUILDING SIGN. NO WORK.
9. TEMPORARY CONSTRUCTION BANNER SIGN, PROVIDED AND INSTALLED BY GC
10. GC TO VERIFY EXISTING SUBSTRATE AT NEW SIGNAGE LOCATIONS. COORDINATE WITH SIGN INSTALLER AND PROVIDE NEW PLYWOOD BACKING IF REQUIRED
11. EXISTING STOREFRONT SYSTEM TO REMAIN, PROTECT IN PLACE
12. EXISTING SHELL BUILDING CONSTRUCTION
13. N/A
14. NEW STOREFRONT DOOR IN EXISTING OPENING.
15. EXISTING EXTERIOR LIGHTING
16. N/A
17. NEW PRIVACY GRAPHICS FULL HEIGHT OF WINDOW



FRONT ELEVATION	01
REF.: A2.1	SOURCE: 1/8" = 1'-0"

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MG2.com

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654 RICHLAND HILLS DRIVE
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PETCO ROCKWALL
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MG2 ARCHITECTURE CORPORATION

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PETCO / ROCKWALL

TEXAS, CA

15 NOVEMBER, 2018

DD4 - EXTERIOR ELEVATIONS

