



# 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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

#### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

#### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

#### Other Application Fees:

- Tree Removal (\$75.00)

#### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

### PROPERTY INFORMATION [PLEASE PRINT]

Address I-30 & FM 3549 Stodghill Rd

Subdivision Rockwall Commercial Park

Lot

1 & 1R

Block

A-D

General Location Justin Road and Conveyors Street west of FM 3549

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

Current Zoning Not Applicable (N/A)

Current Use \_\_\_\_\_

Proposed Zoning Not Applicable (N/A)

Proposed Use \_\_\_\_\_

Acreage 106.215

Lots [Current] \_\_\_\_\_

Lots [Proposed] \_\_\_\_\_

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Rockwall 549/I-30 Partners, LP

Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

### NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

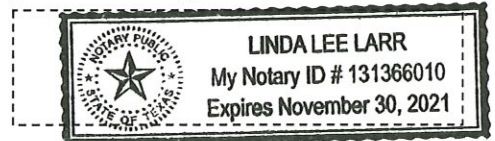
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10<sup>th</sup> day of SEPTEMBER, 20 19. 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 10<sup>th</sup> day of Sept., 20 19.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_


Linda Lee Larr

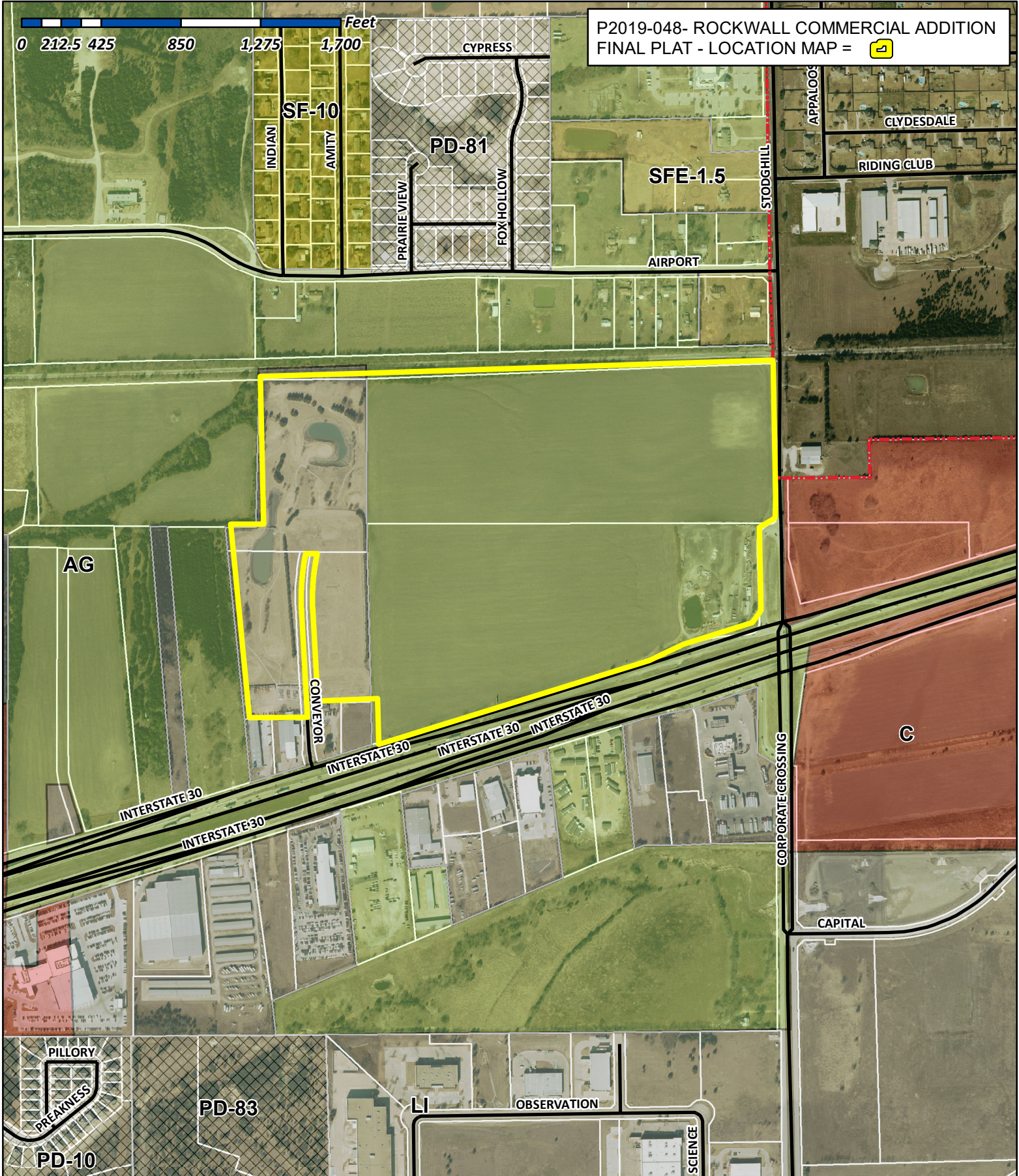


My Commission Expires \_\_\_\_\_



0 212.5 425 850 1,275 1,700 Feet

P2019-048- ROCKWALL COMMERCIAL ADDITION  
FINAL PLAT - LOCATION MAP = 



# 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.





## Mapcheck: Rockwall Justin Road

### Closure Summary

Precision, 1 part in: 2558119.50'  
Error distance: 0.00'  
Error direction: S83°53'15"W  
Area: 4626733.75 Sq. Ft.  
Square area: 4626733.75  
Perimeter: 10865.23'

### Point of Beginning

Easting: 2604784.0067'  
Northing: 7026294.2132'

### Side 1: Line

Direction: N88°17'58"E  
Angle: [-91°42'02"]  
Deflection angle: [88°17'58"]  
Distance: 588.40'  
Easting: 2605372.1475'  
Northing: 7026311.6745'

### Side 2: Line

Direction: N88°10'22"E  
Angle: [179°52'24"]  
Deflection angle: [-0°07'36"]  
Distance: 2143.64'  
Easting: 2607514.6976'  
Northing: 7026380.0259'

### Side 3: Line

Direction: S1°08'02"E  
Angle: [-89°18'24"]  
Deflection angle: [90°41'36"]  
Distance: 710.33'

Easting: 2607528.7541'

Northing: 7025669.8350'

Side 4: Line

Direction: S1°26'27"W

Angle: [-177°25'31"]

Deflection angle: [2°34'29"]

Distance: 113.61'

Easting: 2607525.8975'

Northing: 7025556.2609'

Side 5: Line

Direction: S58°12'56"W

Angle: [-123°13'31"]

Deflection angle: [56°46'29"]

Distance: 98.69'

Easting: 2607442.0074'

Northing: 7025504.2784'

Side 6: Line

Direction: S1°07'09"E

Angle: [120°39'55"]

Deflection angle: [-59°20'05"]

Distance: 441.34'

Easting: 2607450.6276'

Northing: 7025063.0226'

Side 7: Line

Direction: S35°33'35"W

Angle: [-143°19'16"]

Deflection angle: [36°40'44"]

Distance: 80.25'

Easting: 2607403.9582'

Northing: 7024997.7384'

Side 8: Line

Direction: S72°46'18"W  
Angle: [-142°47'17"]  
Deflection angle: [37°12'43"]  
Distance: 384.46'  
Easting: 2607036.7481'  
Northing: 7024883.8689'

Side 9: Line

Direction: S64°14'27"W  
Angle: [171°28'09"]  
Deflection angle: [-8°31'51"]  
Distance: 202.24'  
Easting: 2606854.6049'  
Northing: 7024795.9776'

Side 10: Line

Direction: S72°46'18"W  
Angle: [-171°28'09"]  
Deflection angle: [8°31'51"]  
Distance: 1507.74'  
Easting: 2605414.5142'  
Northing: 7024349.4145'

Side 11: Line

Direction: N1°20'27"W  
Angle: [-74°06'45"]  
Deflection angle: [105°53'15"]  
Distance: 245.24'  
Easting: 2605408.7756'  
Northing: 7024594.5874'

Side 12: Line

Direction: S87°29'50"W

Angle: [88°50'17"]  
Deflection angle: [-91°09'43"]  
Distance: 318.07'  
Easting: 2605091.0090'  
Northing: 7024580.6979'

Side 13: Line

Direction: N3°13'23"W  
Angle: [-90°43'13"]  
Deflection angle: [89°16'47"]  
Distance: 478.23'  
Easting: 2605064.1214'  
Northing: 7025058.1715'

Side 14: Curve

Curve direction: Clockwise  
Radius: [1170.00']  
Arc length: 309.12'  
Delta angle: 15°08'16"  
Tangent: [155.46']  
Chord direction: N4°20'45"E  
Chord angle: [-172°25'52"]  
Deflection angle: [7°34'08"]  
Chord distance: 308.22'  
Easting: 2605087.4772'  
Northing: 7025365.5053'

Side 15: Line

Direction: N89°50'22"W  
Angle: [78°14'45"]  
Deflection angle: [-101°45'15"]  
Distance: 61.22'  
Easting: 2605026.2574'

Northing: 7025365.6768'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [1229.99']

Arc length: 312.50'

Delta angle: 14°33'25"

Tangent: [157.10']

Chord direction: S4°03'21"W

Chord angle: [93°53'43"]

Deflection angle: [-86°06'17"]

Chord distance: 311.66'

Easting: 2605004.2142'

Northing: 7025054.7974'

Side 17: Line

Direction: S3°13'23"E

Angle: [179°59'58"]

Deflection angle: [-0°00'02"]

Distance: 562.44'

Easting: 2605035.8364'

Northing: 7024493.2470'

Side 18: Line

Direction: S86°34'32"W

Angle: [-90°12'05"]

Deflection angle: [89°47'55"]

Distance: 309.03'

Easting: 2604727.3582'

Northing: 7024474.7880'

Side 19: Line

Direction: N5°29'52"W

Angle: [-92°04'24"]

Deflection angle: [87°55'36"]  
Distance: 1036.76'  
Easting: 2604628.0292'  
Northing: 7025506.7788'

Side 20: Line

Direction: N89°44'47"E  
Angle: [-84°45'21"]  
Deflection angle: [95°14'39"]  
Distance: 175.03'  
Easting: 2604803.0574'  
Northing: 7025507.5535'

Side 21: Line

Direction: N1°22'01"W  
Angle: [88°53'12"]  
Deflection angle: [-91°06'48"]  
Distance: 99.03'  
Easting: 2604800.6950'  
Northing: 7025606.5553'

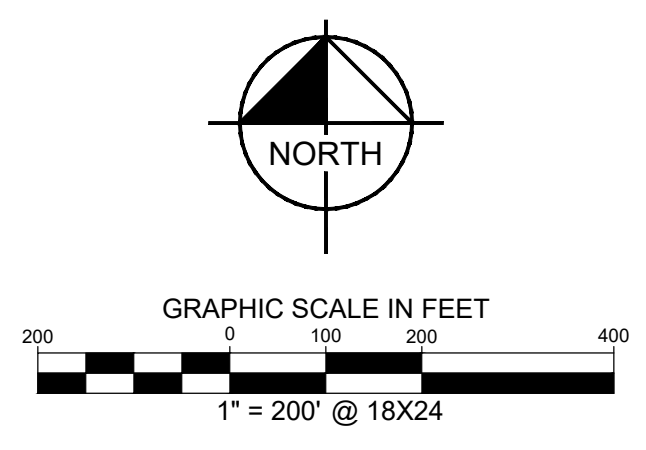
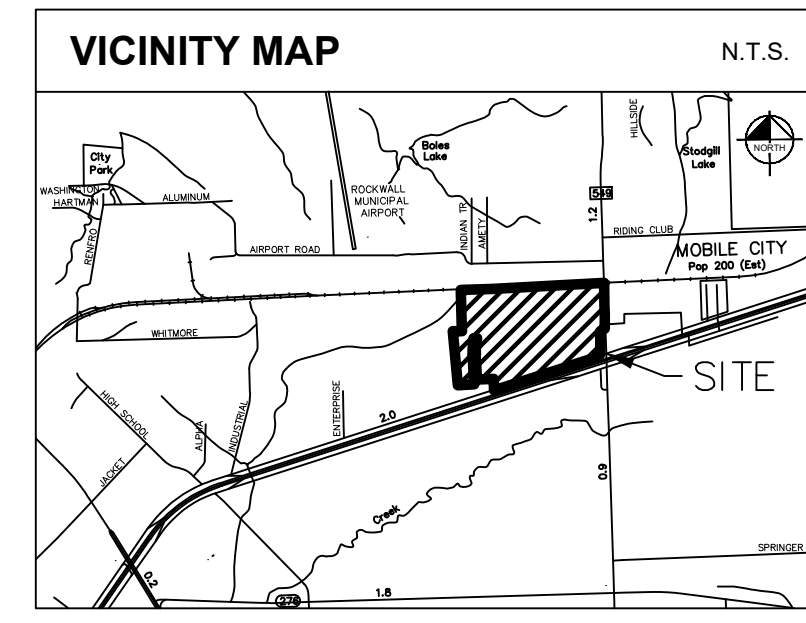
Side 22: Line

Direction: N1°23'26"W  
Angle: [179°58'35"]  
Deflection angle: [-0°01'25"]  
Distance: 687.86'  
Easting: 2604784.0025'  
Northing: 7026294.2128'



**GENERAL NOTES**

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



**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

**LEGEND**

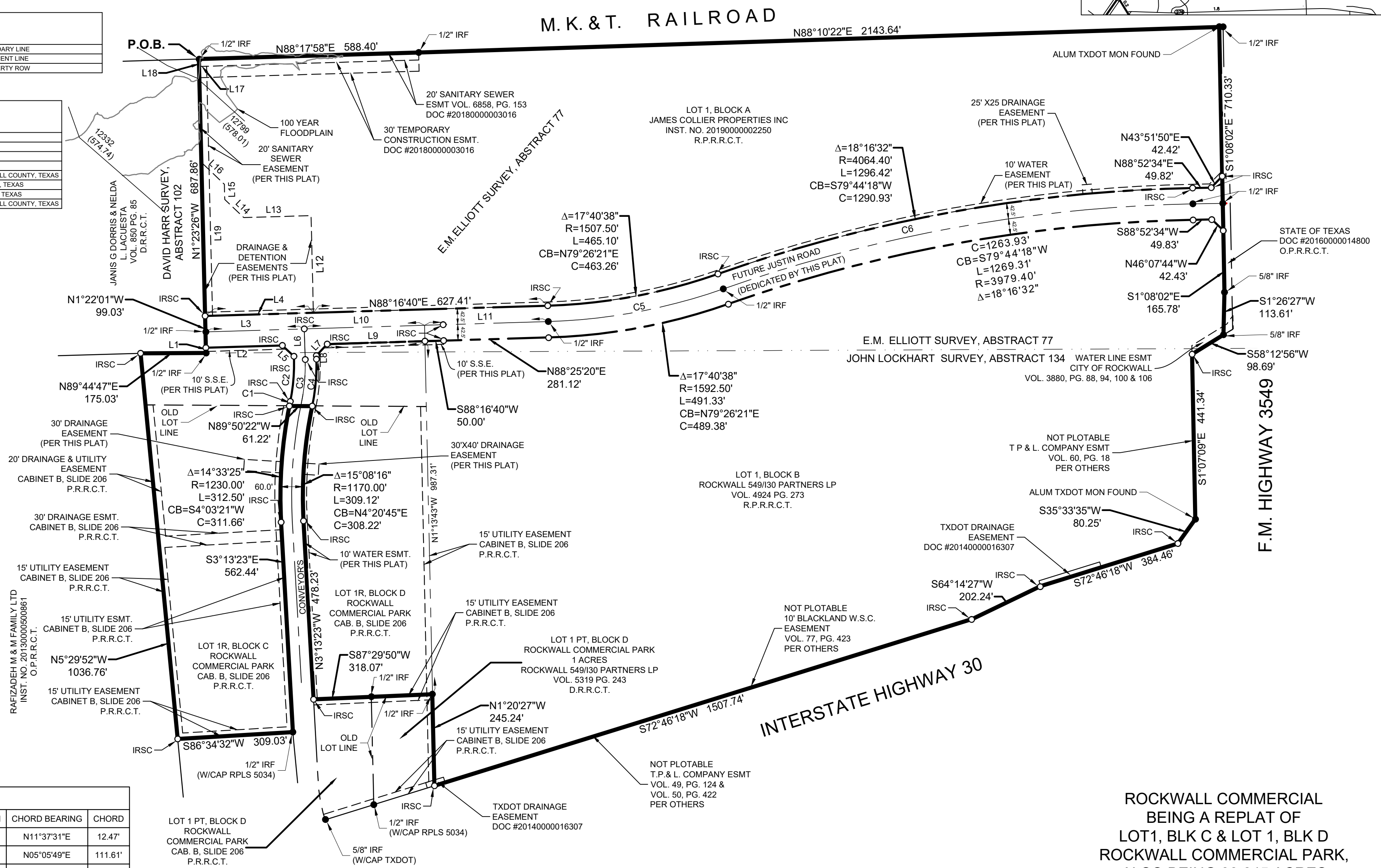
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S01°22'01"E	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	261.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	260.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	84.85'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E	12.47'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'
C3	13°38'17"	500.00'	119.01'	N05°05'49"E	118.73'
C4	13°38'17"	530.00'	126.15'	N05°05'49"E	125.86'
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E	476.32'
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E	1276.61'



**ROCKWALL COMMERCIAL BEING A REPLAT OF LOT1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**BEARING BASE**  
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

No.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCKD DESCRIPTIONS

**Kimley»Horn**

400 N. Oklahoma Drive, Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	1" = 200'
Drawn by	SPA
Checked by	KH
Date	08/15/2019
Project No.	063234203
Sheet No.	1 OF 2

**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS. L.P. AND JAMES COLLIER PROPERTIES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

**FIELD NOTE DESCRIPTION**

**106.2152 ACRE**

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P,R,R,C,T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL 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) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURRING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

- 4.THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTSWITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL ISNTALLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 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 FIXEDBY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

**SURVEYORS CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, \_\_\_\_\_, 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.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

**STANDARD CITY SIGNATURE BLOCK**

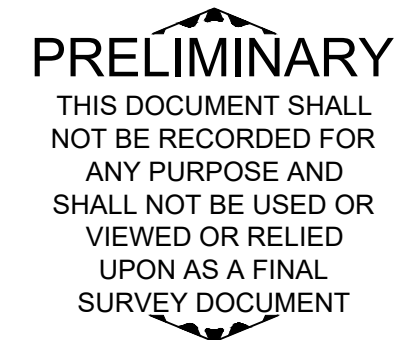
APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER



ROCKWALL COMMERCIAL BEING A REPLAT OF LOT1, BLK C & LOT 1, BLK D ROCKWALL COMMERCIAL PARK, ALSO BEING 93.645 ACRES E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Table with 3 columns: No., DATE, REVISION DESCRIPTION. Row 1: 1, [blank], [blank]

Table with 6 columns: Scale (1" = 200'), Drawn by (SPA), Checked by (KH), Date (11/22/2019), Project No. (063234203), Sheet No. (2 OF 2)

OWNER/DEVELOPER ROCKWALL 549/I-30 PARTNERS ,LP 8450 N. CENTRAL EXPRESSWAY SUITE 1735 DALLAS, TEXAS 75231 PH. (972) 762-2627 CONTACT: RANDY MCCUISTION

ENGINEER KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469) 501-2200 CONTACT: ANTHONY M. LOEFFEL, P.E.

SEAN PATTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469)-501-2200 sean.patton@kimley-horn.com