



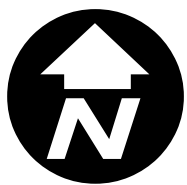
Z2019-019 - SUP FOR A FREESTANDING COMMERCIAL ANTENNA
ZONING - LOCATION MAP = 



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.

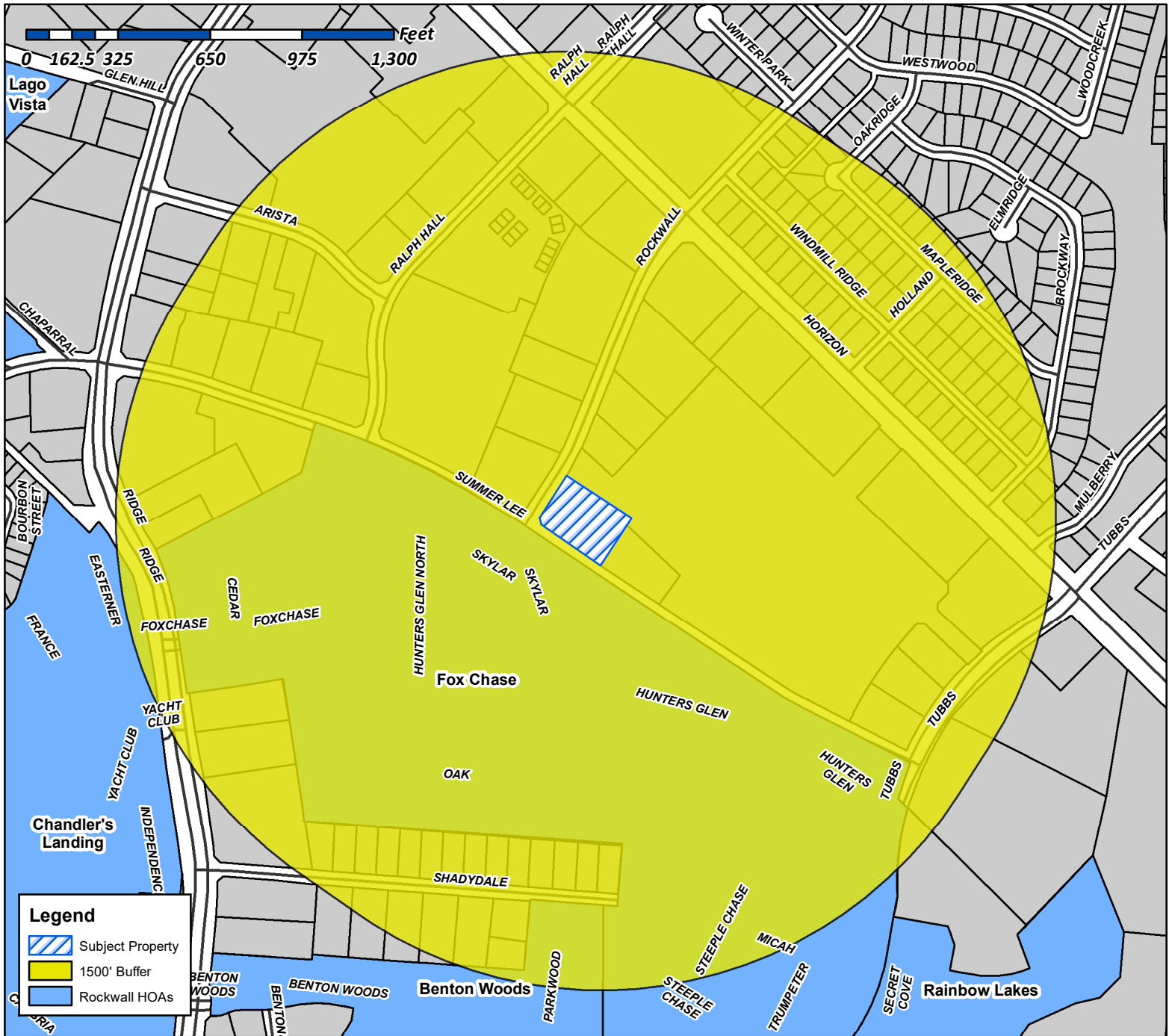




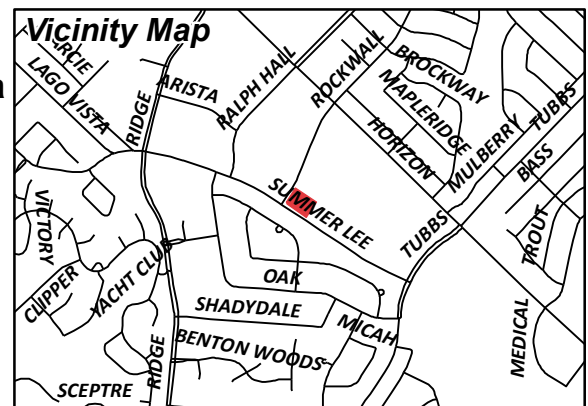
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-9) District
Case Address: 920 Rockwall Parkway



Date Created: 8/19/2019
 For Questions on this Case Call (972) 771-7745



City of Rockwall

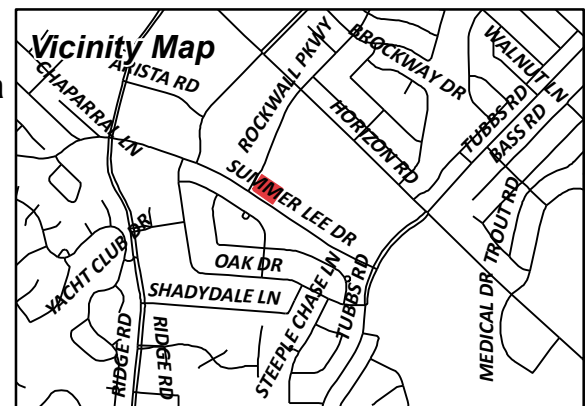
Planning & Zoning Department
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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway

Date Created: 8/19/2019
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN
1157 SKYLAR DR
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1168 SKYLAR DR
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE
CAMILLE LIUDAHL
1169 SKLYAR DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K
1193 SKYLAR DR
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G
1199 SKYLAR DR
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
120 MONT BLANC DRIVE
HEATH, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L
1206 SKYLAR DR
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC
1735 MARKET ST 0
PHILADELPHIA, PA 19103

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST
2400 LEGEND DR
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER
POWELL AND
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K
2969 HUNTERS GLN N
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CURRENT RESIDENT
2981 N HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
3142 HORIZON
ROCKWALL, TX 75032

CURRENT RESIDENT
3150 3150 HORIZON
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD
4500 DORR ST
TOLEDO, OH 43615

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD 0
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH
KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE
825 HUNTERS GLN
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

MRP INVESTMENTS INC
901 ROCKWALL PKWY
ROCKWALL, TX 75032

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

PARKHILL GAIL C &
PO BOX 100
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST
PO BOX 1987
ROCKWALL, TX 75087



August 16, 2019

The Honorable Members of
The Rockwall City Council and The Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

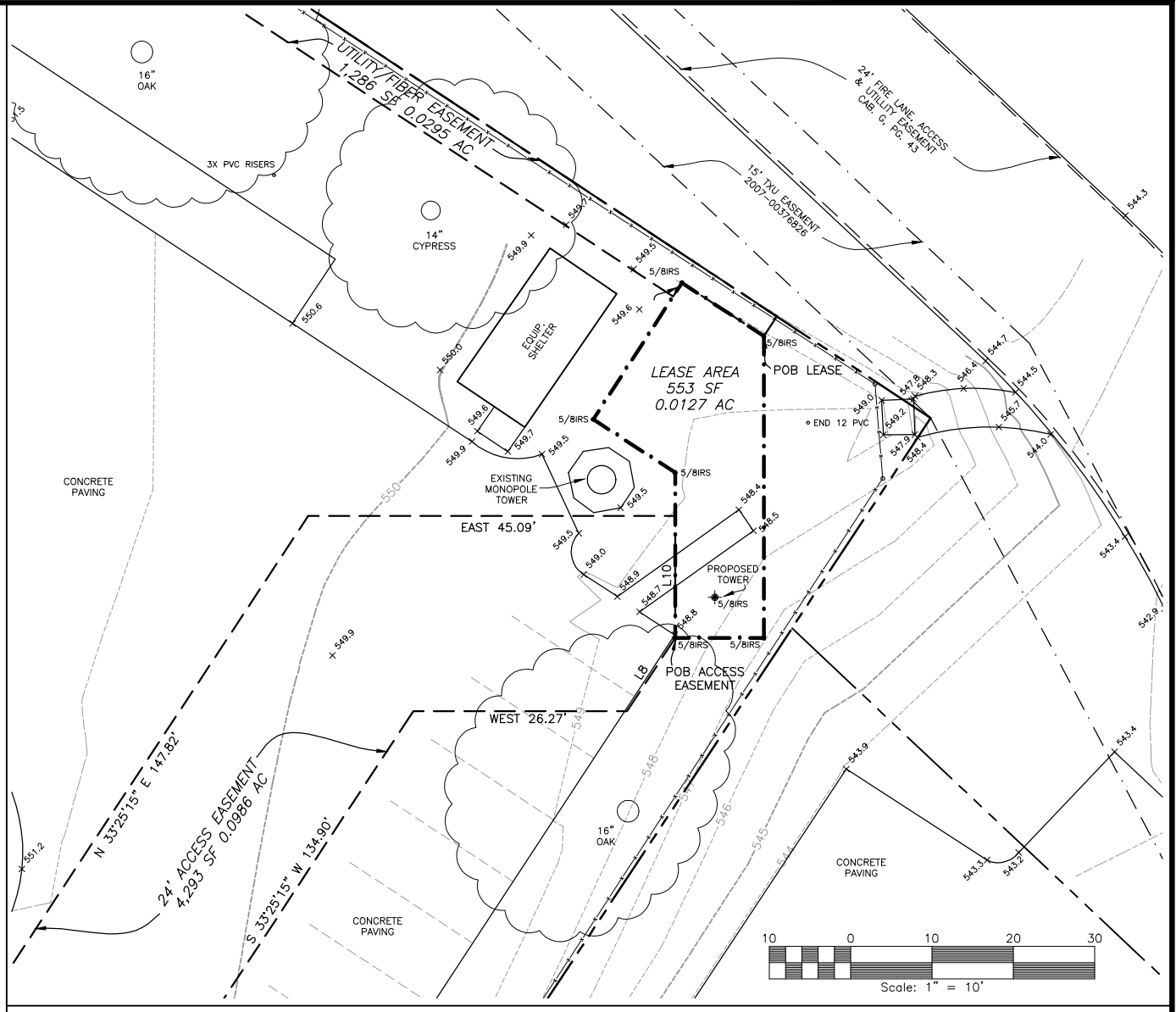
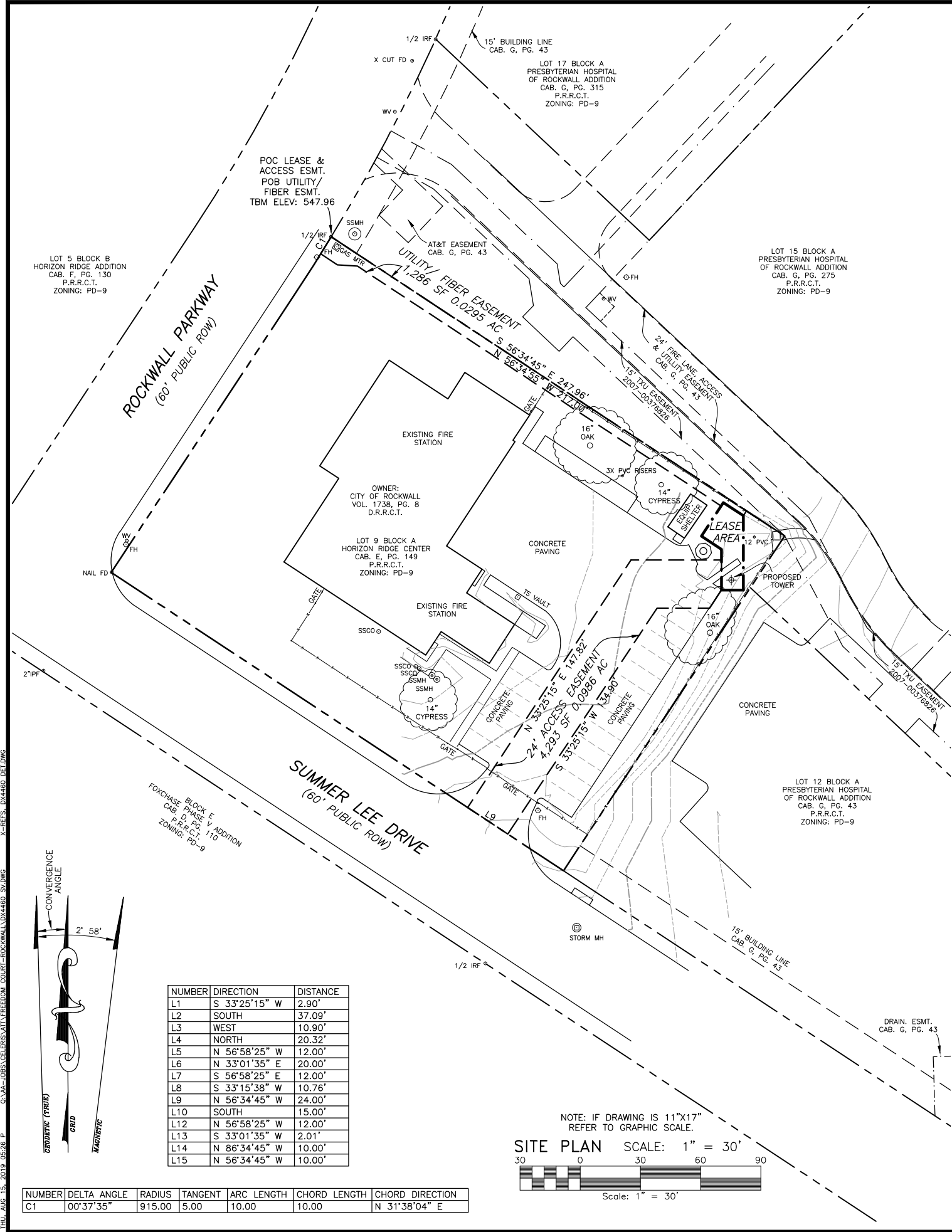
The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006



ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 Latitude (DMS): N 32° 53' 06.5541" NAD83
 Longitude (DMS): W 96° 28' 04.5605" NAD83
 Latitude (DD): N 32.885154° NAD83
 Longitude (DD): W 96.467933° NAD83
 Ground Elevation (AMSL): 548.5 Feet

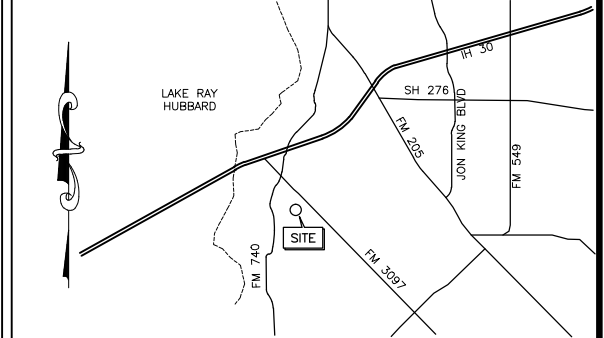
NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WW - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- BUILDING LINES
- - - FENCE LINE
- - - GHP - POWER LINE

VICINITY MAP

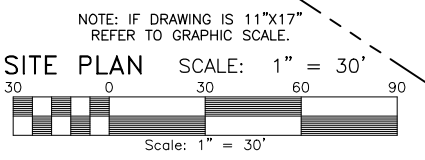


SURVEYOR'S CERTIFICATE

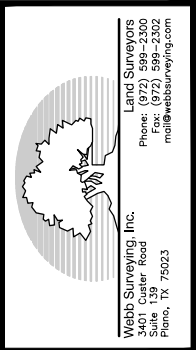
The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

Kurtis R. Webb
 R.P.L.S. #4125

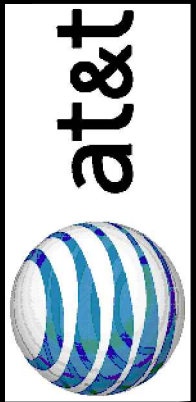
NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E



SURVEY
 SITE NAME: FREEDOM COURT/ROCKWALL
 SITE NUMBER: DX4460
 920 ROCKWALL PARKWAY
 ROCKWALL, TX 75032



DRWN KRW
 CK KRW

NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

PARENT TRACT

Being a tract or land, situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 465.34 feet to a 1/2" iron rod set for a corner; THENCE S 44° 15' 22" W, for a distance of 33.49 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the left having a central angle of 22s 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner; THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner and also being the POINT OF BEGINNING;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25' 33" W, for a distant of 200.00 feet to a 1/2" iron rod set for a corner;

THENCE N 56° 34' 45" W, for a distant of 270.00 feet to a 1/2" iron rod set for a corner;

THENCE N 33° 25' 38" W for a distant of 166.37 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 2° 06' 22", a radius of 915.00 feet, for a length of 33.63 feet to a 1/2" iron rod for a POINT OF BEGINNING and containing 1.2393 acres (54,007 SF) of land, more or less.

BEING that certain tract of land as described by Special Warranty Deed dated October 15, 1999, and conveyed to City of Rockwall, Texas, recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas.

LEASE AREA

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

ACCESS EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
- Along the east line of said lease area, SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of said lease area;
- Along the south line of said lease area, WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the most southerly southwest corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 15 minutes 38 seconds West, a distance of 10.76 feet to a Point;
- WEST, a distance of 26.27 feet to a Point;
- South 33 degrees 25 minutes 15 seconds West, a distance of 134.90 feet to a Point on the northerly right-of-way line of Summer Lee Drive (60' public right-of-way);

THENCE along the northerly right-of-way line of Summer Lee Drive, North 56 degrees 34 minutes 45 seconds West, a distance of 24.00 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- North 33 degrees 25 minutes 15 seconds East, a distance of 147.82 feet to a Point;
- EAST, a distance of 45.09 feet to a Point on the west line of said lease area;
- Along the west line of said lease area, SOUTH, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0986 acres or 4,293 square feet of land, more or less.

UTILITY/FIBER EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a Point;
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a Point;
- South 33 degrees 01 minutes 35 seconds West, a distance of 2.01 feet to a Point;
- North 56 degrees 34 minutes 55 seconds West, a distance of 217.00 feet to a Point;
- North 86 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point;
- North 56 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point, same being on the easterly right-of-way line of Rockwall Parkway;

THENCE along the easterly line of Rockwall Parkway, and along a curve to the left having a radius of 915.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 37 minutes 35 seconds, and whose chord bears North 31 degrees 38 minutes 04 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.0295 acres or 1,286 square feet of land, more or less.

EASEMENT NOTES:

Channel Easement for Highway Purposes by Kirby Albright to State of Texas, dated 3/1/1969 recorded 3/10/1969 in book 86 page 97. Does not affect the subject tract.

Sewer Easements for Existing Lines by Whittle Development Corporation to City of Rockwall, dated 3/12/1987 recorded 3/26/1987 in Volume 313, Page 232. Does not affect the subject tract.

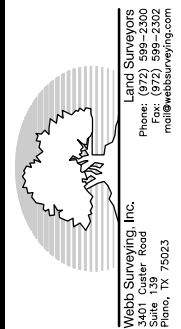
Easement and Right of Way by Schlumberger Technology Corporation, a Texas Corporation to Texas Utilities Electric Company, a Texas Corporation, dated 5/18/1994 recorded 6/9/1994 in Volume 909, Page 192. Does not affect the subject tract.

Mineral Deed between J.L. Parker and Helen Alexander, the wife of J.D. Alexander dated 3/31/1966 in Volume 75, Page 201. Affects parent tract.

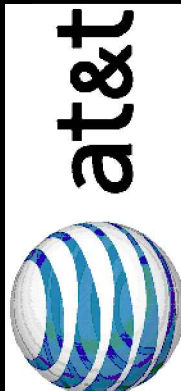
Mineral Reservation in Deed between The National Life and Accident Insurance Company dated 11/1/1940 in Volume 36, Page 233. Affects parent tract.

Plat recorded 8/9/1968 in book 2 page 5. Does not affect the subject tract.

Plat recorded 12/28/2001 in Instrument No. 247845 (Cabinet E, Page 149, Plat Records, Rockwall County, Texas). Pertains to the parent tract.



SURVEY
 SITE NAME: FREEDOM COURT/ROCKWALL
 SITE NUMBER: DX4460
 920 ROCKWALL PARKWAY
 ROCKWALL, TX 75032



DRWN KRW
CK KRW

NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-2

PROJECT INFORMATION	LEGEND	VICINITY MAP
<p>CENTER OF TOWER COORDINATES:</p> <p>Latitude (DMS): N 32° 53' 06.5541" NAD83 Longitude (DMS): W 96° 28' 04.5605" NAD83 Latitude (DD): N 32.885154° NAD83 Longitude (DD): W 96.467933° NAD83 Ground Elevation (AMSL): 548.5 Feet</p> <p>NOTES:</p> <p>INGRESS/EGRESS IN COMMON WITH LESSOR.</p> <p>LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.</p> <p>MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.</p> <p>LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.</p> <p>BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.</p> <p>BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.</p> <p>CONVERGENCE ANGLE: 1° 06' 30"</p> <p>BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.</p>	<p>PP - POWER POLE TPED - TELEPHONE RISER WW - WATER VALVE FH - FIRE HYDRANT TOWER CENTROID LP - LIGHT POLE EM - ELECTRIC METER GM - GAS METER IRS - IRON ROD SET IRF - IRON ROD FOUND TBM - BENCH MARK BUILDING LINES FENCE LINE GHP - POWER LINE</p>	
<p>SURVEYOR'S CERTIFICATE</p> <p>The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.</p> <p>Kurtis R. Webb R.P.L.S. #4125</p>		

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LEASE AREA and SUP ZONING PARCEL
AT&T at 920 Rockwall Parkway, Rockwall, Texas

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.