



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address End of Alpha

Subdivision Ellis Centre Phase Two

Lot

1

Block

D

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current]

1

Lots [Proposed]

2

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 Rockwall Urban Industrial, LP

Applicant Halff Associates

Contact Person Reid Caldwell

Contact Person Matthew Gardner

Address 13150 Coit Rd

Address 1201 Bowser Road

City, State & Zip Dallas, TX 75240

City, State & Zip Richardson, TX 75081

Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@halff.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Reid Caldwell [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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. 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."

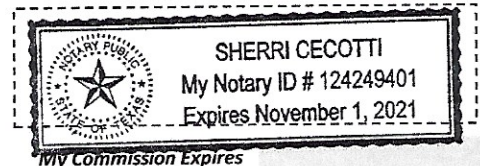
Given under my hand and seal of office on this the 16 day of April, 20 20.

Owner's Signature


Reid Caldwell

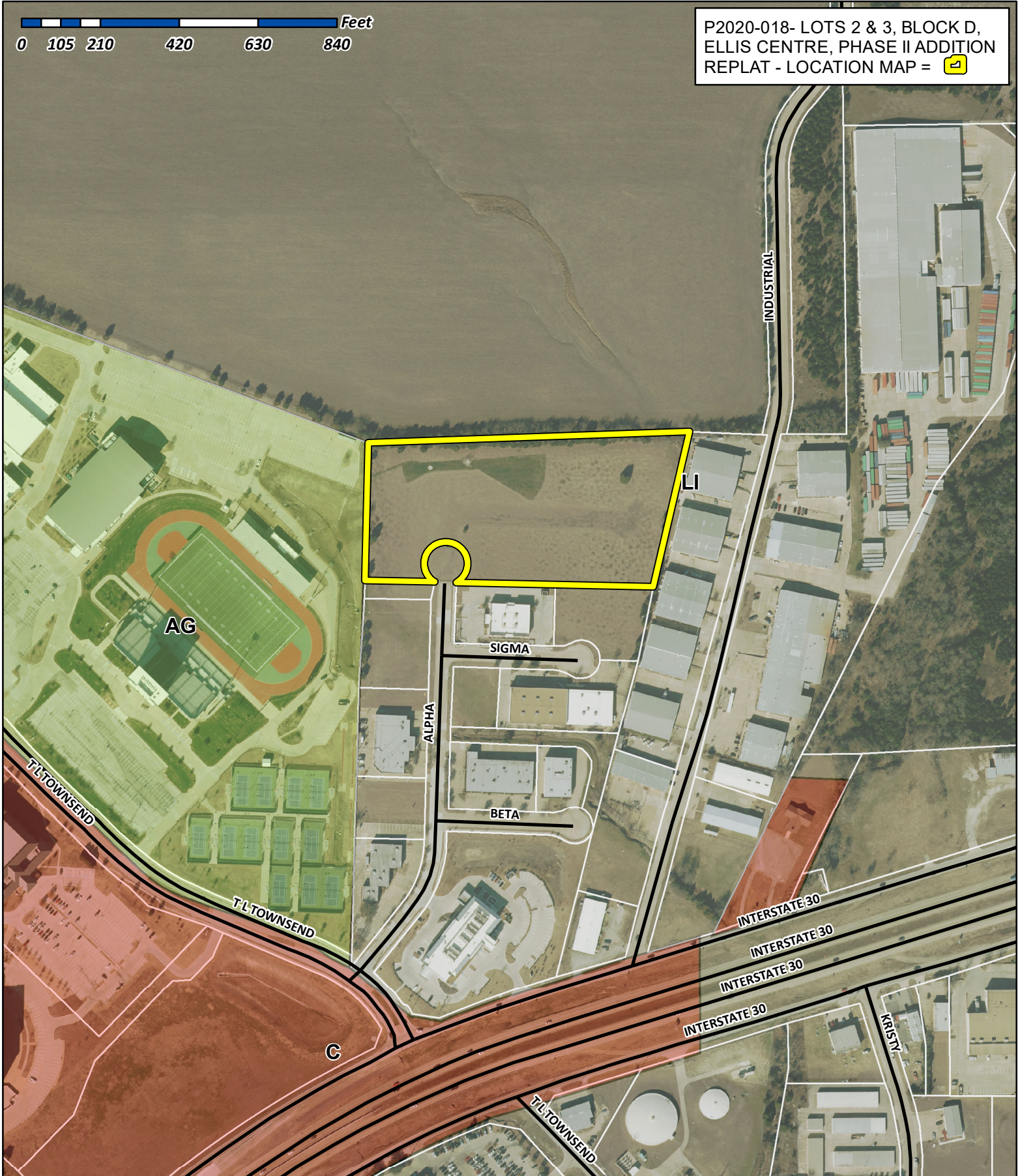
Notary Public in and for the State of Texas

Sherrri Cecotti



0 105 210 420 630 840 Feet

P2020-018- LOTS 2 & 3, BLOCK D,
ELLIS CENTRE, PHASE II ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

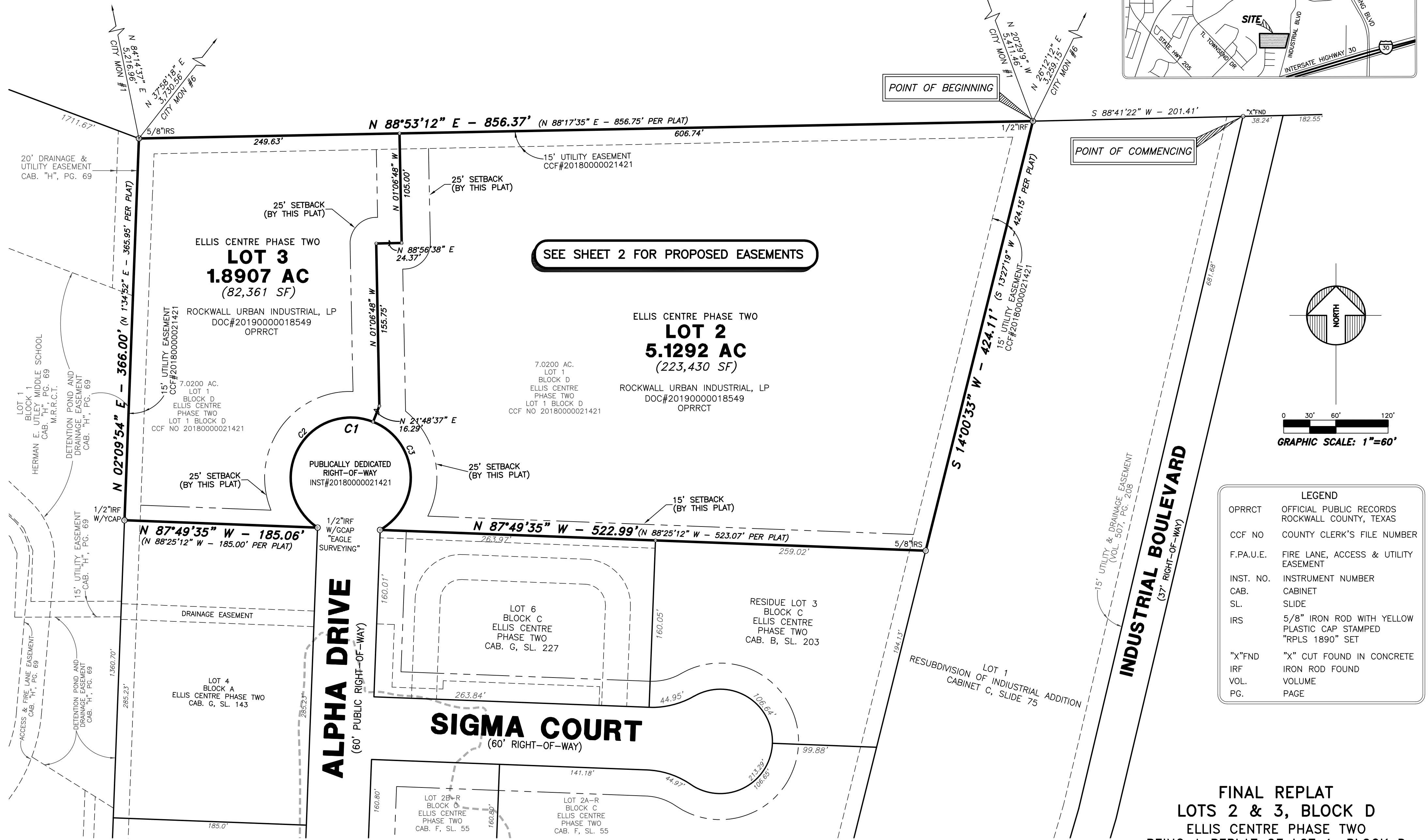
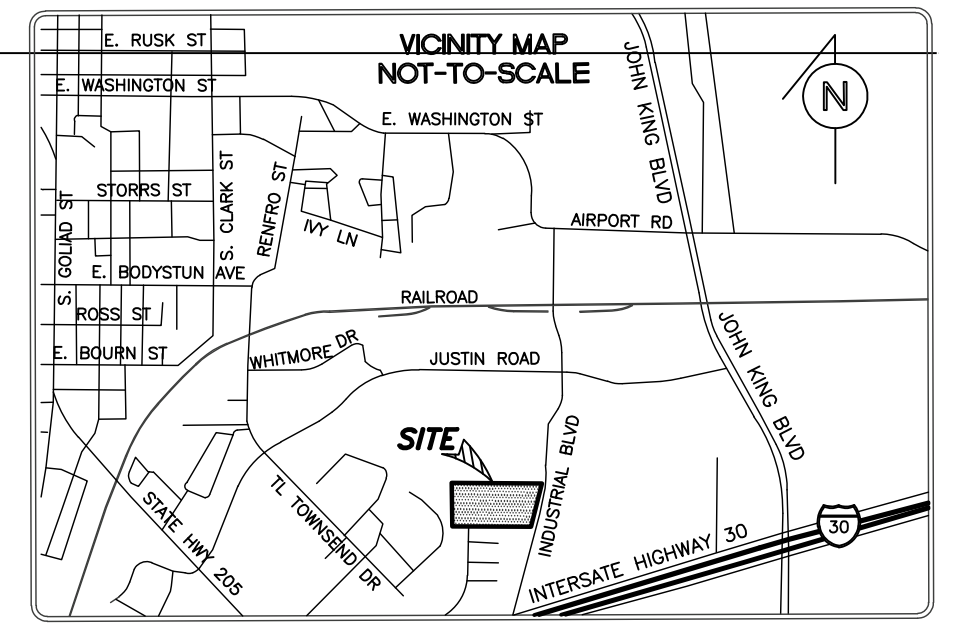
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



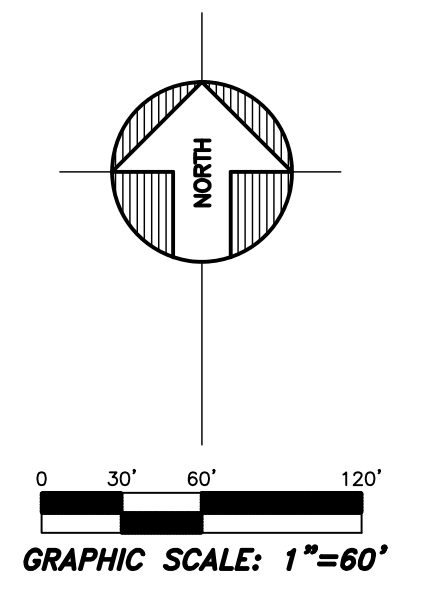
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C1	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C1	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:
 THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1,
 AND DEDICATE NEW EASEMENTS.



SEE SHEET 2 FOR PROPOSED EASEMENTS



LEGEND

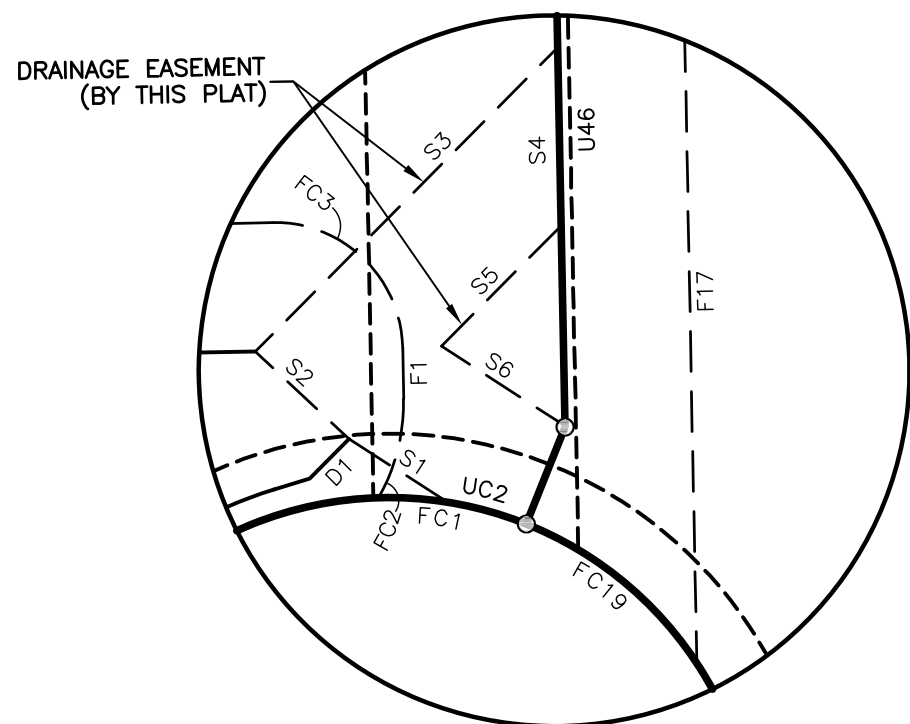
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
 BEING A REPLAT OF LOT 1, BLOCK D
 ELLIS CENTRE PHASE TWO ADDITION
 BEING A 7.0200-ACRE PARCEL
 A. HANNA SURVEY, ABSTRACT 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

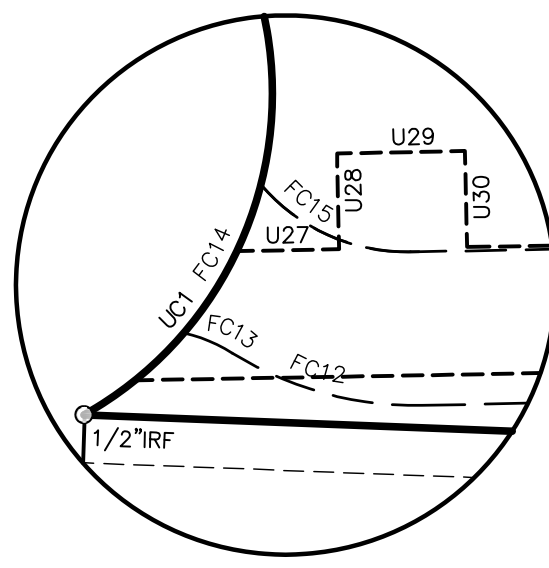
BLUE SKY
 SURVEYING & MAPPING

BLUE SKY SURVEYING
 & MAPPING, CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETRE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION No. 10105700

OWNER
 ROCKWALL URBAN INDUSTRIAL, LP
 13150 COIT ROAD, SUITE 205
 DALLAS, TEXAS 75240



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC13	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

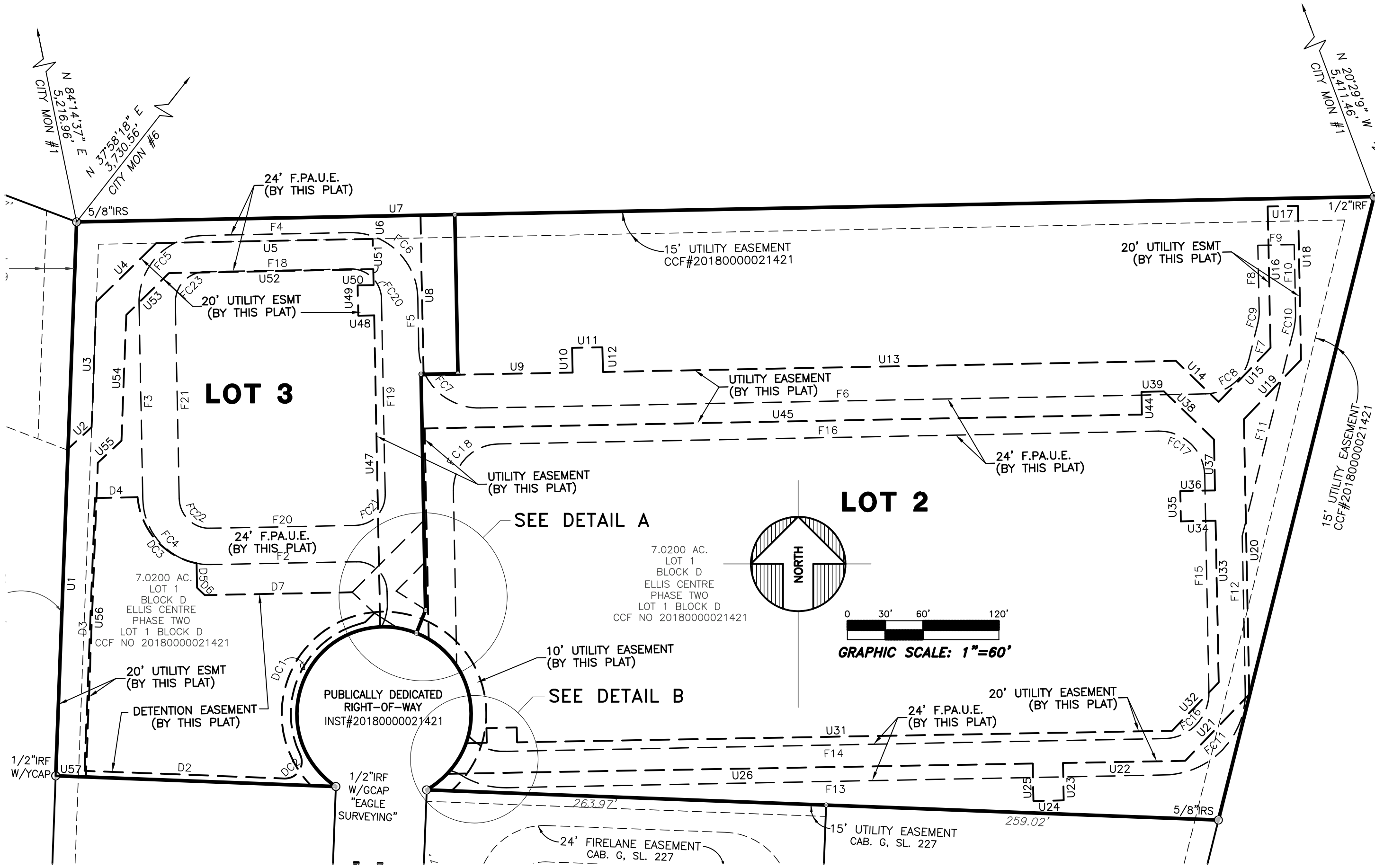
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN ELLIS CENTRE PHASE TWO ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. WE ALSO UNDERSTAND THE FOLLOWING;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

(6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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, THIS _____ DAY OF _____, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____