



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-028 P&Z DATE 08/11/20 CC DATE 08/18/20 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2020-028

**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)<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)
- Variance Request (\$100.00)

**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, round up to one (1) acre.

**PROPERTY INFORMATION [PLEASE PRINT]**

Address T.L. Townsend Drive (street number not assigned)

Subdivision Bodin Industrial Tract

Lot 6

Block A

General Location Northeast Side of intersection of T.L. Townsend Dr and Trowbridge Circle

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

Current Zoning LI

Current Use Vacant

Proposed Zoning N/A

Proposed Use Office/Warehouse

Acreage 2.21

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Saro Partners LLC

Applicant Platinum Construction

Contact Person Ron Valk

Contact Person Hellen Byrd

Address 1450 T.L. Townsend  
STE 100

Address 1450 T.L. Townsend  
STE 100

City, State & Zip Rockwall, TX 75032

City, State & Zip Rockwall, TX 75032

Phone 972-722-2590

Phone 972-722-2590

E-Mail Ron@platinumtx.com

E-Mail Hellen@platinumtx.com

**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared Ronald Valk [Owner] the undersigned, who stated the information on this application to be true and certified the following:

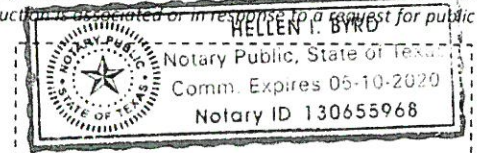
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 344.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. By signing this application, 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 requested 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

*Ronald Valk*  
*Hellen I. Byrd*

Notary Public in and for the State of Texas

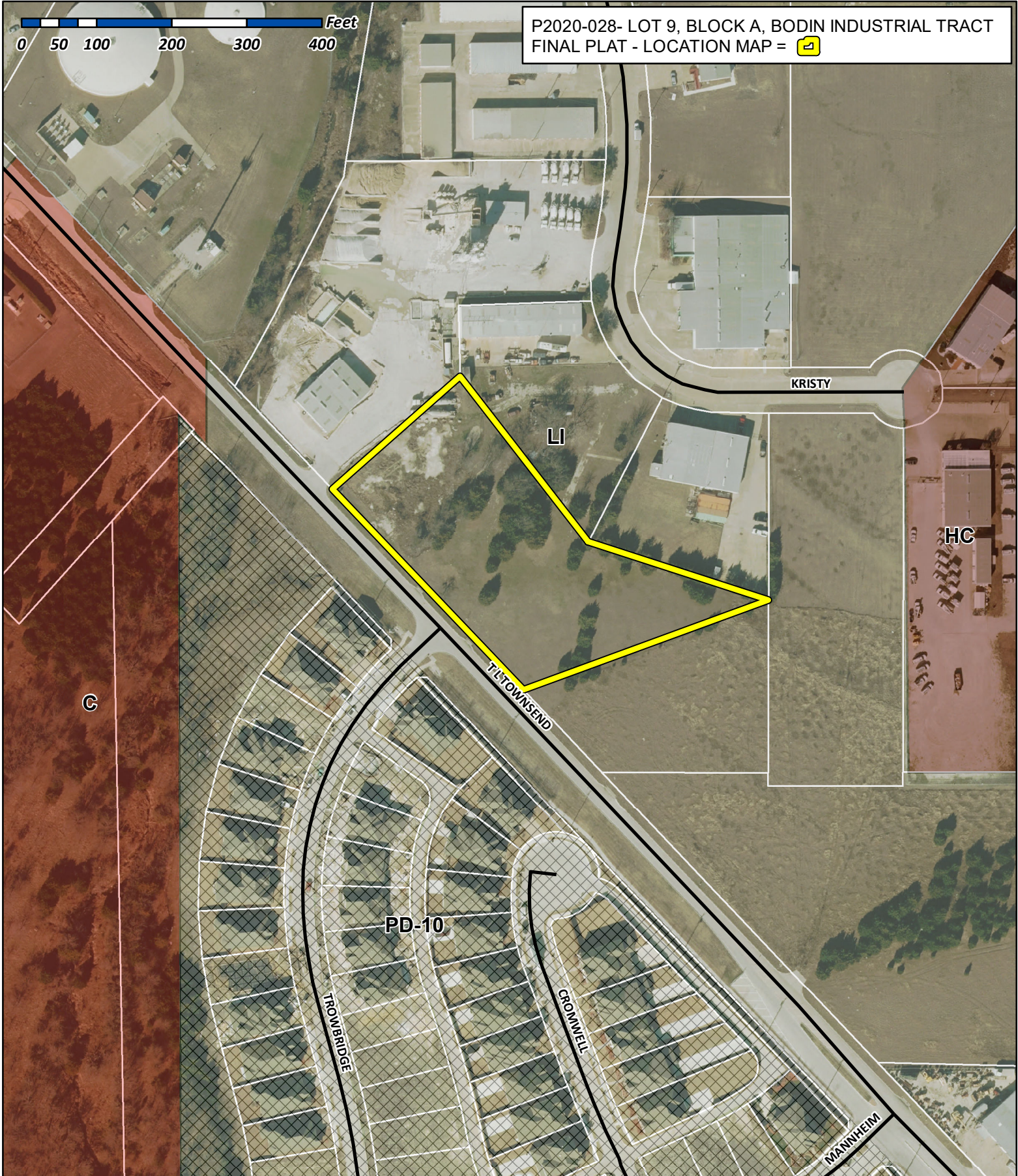


My Commission Expires 05-10-2020





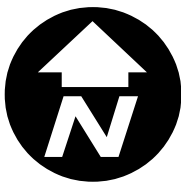
P2020-028- LOT 9, BLOCK A, BODIN INDUSTRIAL TRACT  
FINAL PLAT - LOCATION MAP =



# City of Rockwall

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





## Ghazal Kellesly

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**From:** Johnston, Sarah <SJohnston@rockwall.com>  
**Sent:** Wednesday, July 15, 2020 11:31 AM  
**To:** 'Paul Cragun'; Williams, Amy; 'Ghazal Kellesly'  
**Cc:** hellen@platinumtx.com  
**Subject:** RE: T.L. Townsend Office Park 2  
**Attachments:** General Info For Pre-Con.pdf; Administrative Erosion Policy - Draft.pdf

Paul,

You next steps will be to submit the plat as soon as the documents are prepared. As Ryan mentioned, the next submittal day is this Friday, July 17. Please send over an electronic copy of the plans so that I can verify that nothing has changed on the engineering side.

You can also start working on the pre-construction meeting checklist that I have attached here. I have also attached the City Erosion Policy form that will need to be filled out and signed.

Please let me know if you have any questions.

Thank you,  
Sarah Johnston

*Sarah Johnston, E.I.T.*  
*Public Works – Engineering Division*  
*City of Rockwall*  
*385 S. Goliad*  
*Rockwall, TX 75087*  
*972-771-7746*  
*972-771-7748 (fax)*

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**From:** Paul Cragun [<mailto:Paul@CumulusDesign.net>]  
**Sent:** Wednesday, July 15, 2020 11:11 AM  
**To:** Williams, Amy <[AWilliams@rockwall.com](mailto:AWilliams@rockwall.com)>; 'Ghazal Kellesly' <[Ghazal@cumulusdesign.net](mailto:Ghazal@cumulusdesign.net)>; Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Cc:** [hellen@platinumtx.com](mailto:hellen@platinumtx.com)  
**Subject:** RE: T.L. Townsend Office Park 2

Good morning,

I hope that you all are doing well. I wanted to follow up on this project and quickly talk about the next steps. We just got the landscape plan approved, so I believe the next step is to submit the plat. The next date on the calendar is July 17<sup>th</sup>. Per your records, is there any other holds on the plat for being submitted for review?

Can we also submit the building permit set too? I think that is all that we need until the plat is approved and we have the preconstruction meeting.

Thank you and have a great day!



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat       Replat  
 Final Plat                       Preliminary Plat  
 Master Plat                       Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



RockwallPLL

Receipt#: 597

Date: 7/17/2020

City of Rockwall  
*The New Horizon*

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2020-028	PZFINALPLA

Tender Type / Description	Amount
CHECK- CHECK	344.20
<b>Sub Total:</b>	<b>344.20</b>

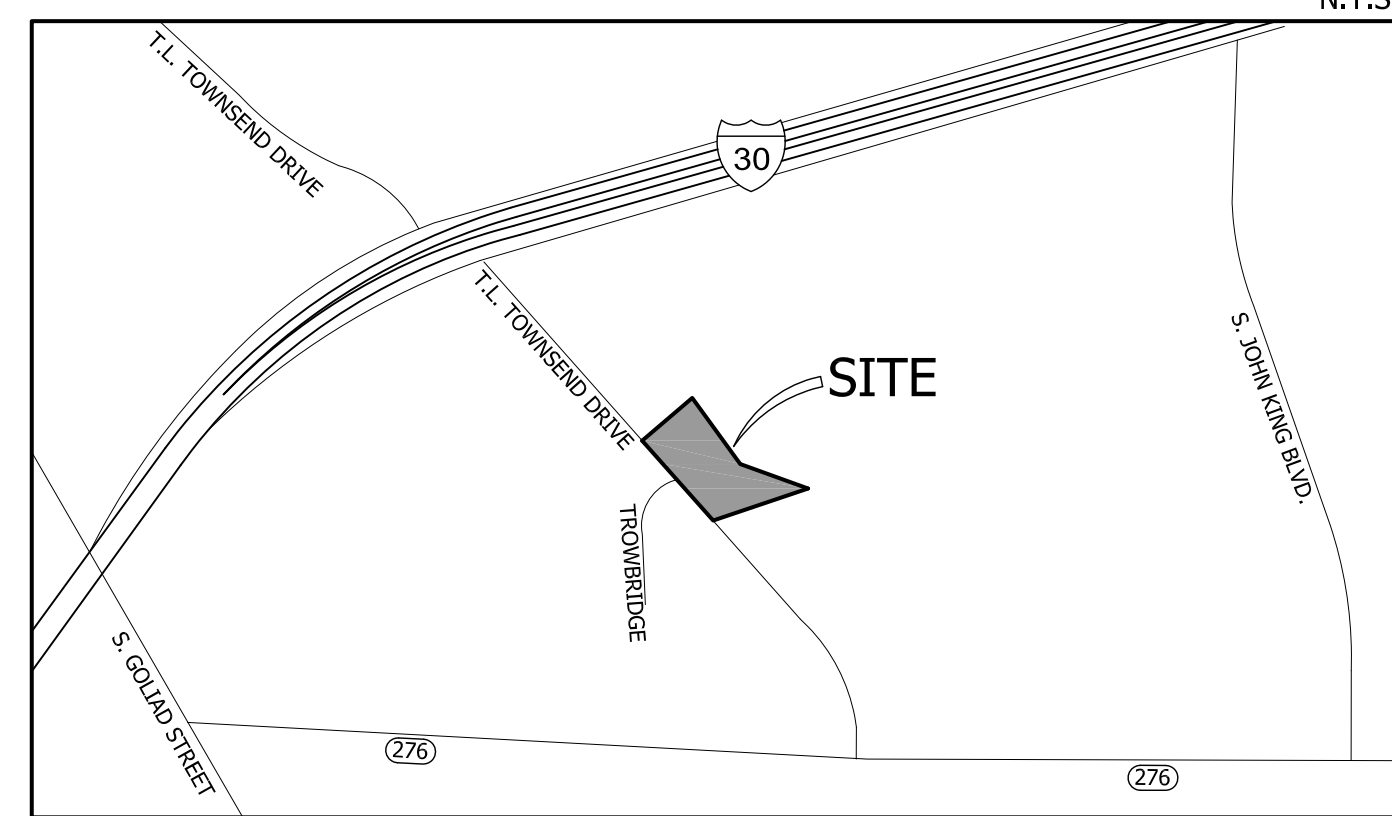
Fees:

Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	344.20
<b>Sub Total:</b>	<b>344.20</b>

<b>Total Amount Due:</b>	<b>344.20</b>
<b>Total Payment:</b>	<b>344.20</b>



VICINITY MAP



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

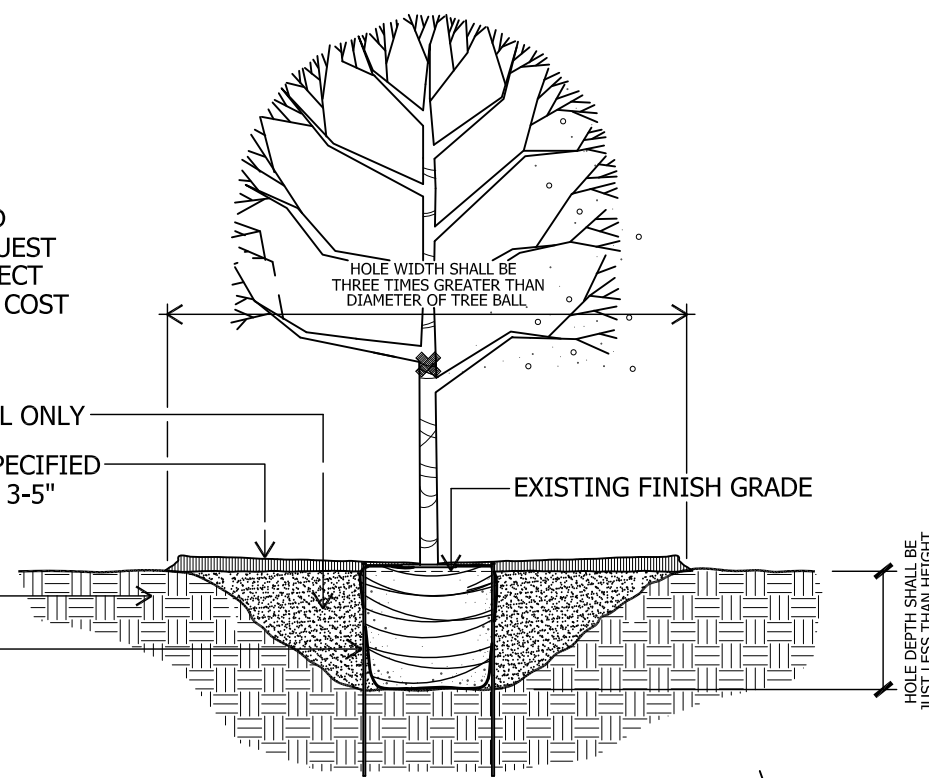
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE

MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING

SHADE TREE - 3" CAL. and smaller not to scale

OWENS REAL ESTATE INVESTMENTS LLC

BODIN INDUSTRIAL TRACT LOT 1-G0 ACRES 1

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	96,389 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,205 S.F.	12.7%
BLDG. B / WAREHOUSE TOTAL AREA	10,963 S.F.	11.4 %
TOTAL PAVEMENT AREA	40,977 S.F.	42.5 %
PERVIOUS (see landscape area)	32,244 S.F.	33.4 %
LANDSCAPE AREA	32,244 S.F.	33.4 %
SIDEWALK AREA (included in pavement)	541	0.005 %
BUILDING HEIGHT	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)		
WAREHOUSE (1:1000 S.F.)		
PARKING PROVIDED	50	

EXISTING TREE MITIGATION



DESIGNATED MITIGATION TREE TOTAL - 18 - 4" CALIPER

CITY REQUIREMENTS

**STREET FRONTAGE**  
10' LANDSCAPE BUFFER REQUIRED  
10' LANDSCAPE BUFFER PROVIDED

**STREET TREES**  
1 PER 50 LF STREET FRONTAGE  
T.L. TOWNSEND  
 $\frac{371.06'}{50} = 7.42 = 8$  TREES REQUIRED  
8 TREES PROVIDED

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
45,948 SF x 5% = 2,298 SF REQUIRED  
3,232 SF PROVIDED (7.03%)

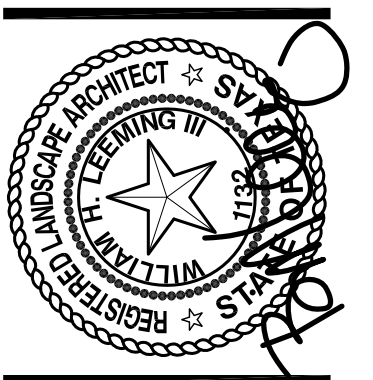
1 TREE PER 10 SPACES  
 $\frac{46 \text{ SPACES}}{10} = 4.6 = 5$  TREES REQUIRED  
5 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
20% TOTAL LANDSCAPE REQUIRED  
TOTAL SITE  
96,268 SF x 20% = 19,254 SF REQUIRED  
33,331 SF PROVIDED (34.62%)

app. by: [blank]  
drawn by: [blank]  
date: 05-16-19

revisions

05-30-19	04-04-20
06-04-19	04-16-20
11-20-19	05-07-20
01-02-20	07-15-20
01-18-20	
02-19-20	
02-20-20	



Leeming Design Group  
Landscape Architecture  
4013 Bulls Snow Drive, Suite 101-38, North Richland Hills, Texas 76180  
(817) 577-8889 Fax: (817) 577-8886

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
VITAL EARTH COMPOST  
BACK-TO-EARTH SOIL CONDITIONER  
LIVING EARTH COMPOST  
SOIL BUILDING SYSTEMS COMPOST  
SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

PLANTLIST

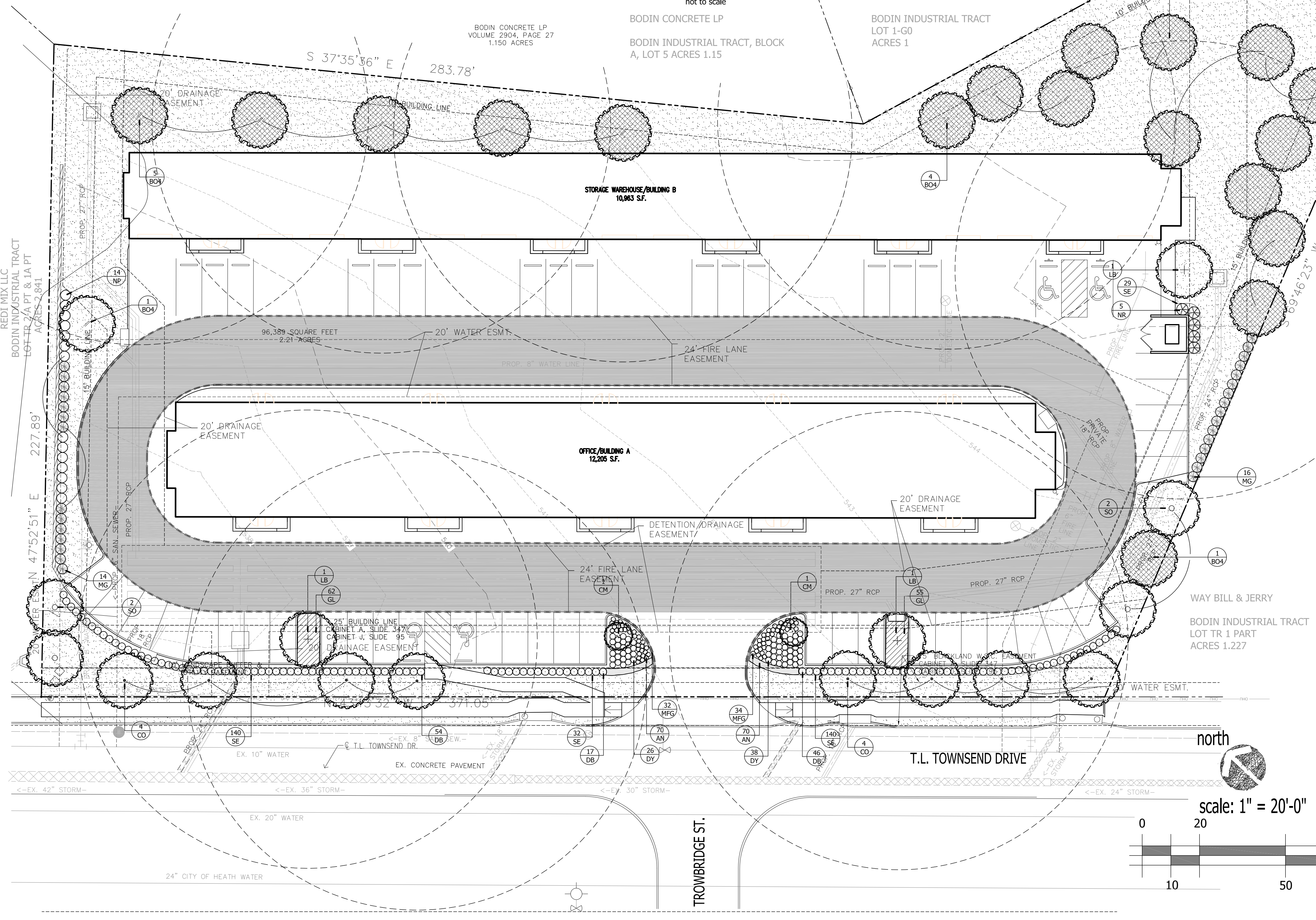
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
B04	BURR OAK	11	4" CAL.	12-14'	7-8'	NURSERY GROWN	
CE	QUERCUS MACROCARPA	8	4" CAL.	12-14'	7-8'	NURSERY GROWN	
CO	CEDAR ELM	8	4" CAL.	12-14'	7-8'	NURSERY GROWN	
CO	ULMUS CRASSIFOLIA	8	4" CAL.	12-14'	7-8'	NURSERY GROWN	
CO	CHINKAPIN OAK	8	4" CAL.	12-14'	7-8'	NURSERY GROWN	
SO	QUERCUS MUHLBERGIA	4	4" CAL.	12-14'	7-8'	NURSERY GROWN	
SO	RED OAK	4	4" CAL.	12-14'	7-8'	NURSERY GROWN	
LB	QUERCUS SHUMARDI	3	4" CAL.	12-14'	8-9'	NURSERY GROWN	
LB	LACEBARK ELM	3	4" CAL.	12-14'	8-9'	NURSERY GROWN	
CM	ULMUS PARVIFOLIA SEMPERVIRENS	2	30 GAL.	8-10"	4-5'	CONTAINER GROWN	
NR	CRAPE MYRTLE	2	30 GAL.	8-10"	4-5'	CONTAINER GROWN	
NR	LAGERSTROEMIA INDICA 'BASHAM PINK'	5	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	N.R. STEVENS HOLLY	5	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	ILEX x 'NELLIE R. STEVENS'	14	5 GAL.	24"	18"	FULL	42"oc
NP	NEEDLEPOINT HOLLY	14	5 GAL.	24"	18"	FULL	42"oc
MG	ILEX CORNUTA 'NEEDLEPOINT'	30	5 GAL.	24"	18"	FULL	42"oc
MG	MAIDEN GRASS	30	5 GAL.	24"	18"	FULL	42"oc
DB	MISCANTHUS SINENSIS GRACILLIMUS'	117	5 GAL.	18"	15"	FULL	30"oc
DY	DWF BURFORD HOLLY	64	3 GAL.	12"	12"	FULL	24"oc
DY	ILEX CORNUTA 'BURFORD' NANA	64	3 GAL.	12"	12"	FULL	24"oc
MFG	ILEX VAURON HOLLY	66	1 GAL.	12"	10"	FULL	18"oc
MFG	ILEX VOMITORIA 'NANA'	66	1 GAL.	12"	10"	FULL	18"oc
GL	MEX. FEATHERGRASS	117	1 GAL.	10"	10"	FULL	18"oc
GL	GREEN LIRIOPE	117	1 GAL.	10"	10"	FULL	18"oc
AN	LIROPE MUSCARI	140	4" POT			TYPE TO BE DETERMINED	9"oc
SE	ANNUALS	341	LIN. FT.			REF. DETAIL	
SE	STEEL EDGING						

LANDSCAPE LEGEND

COMMON BERMUDA SOD (CYNODON DACTYLON)

SOD INSTALLATION NOTES:

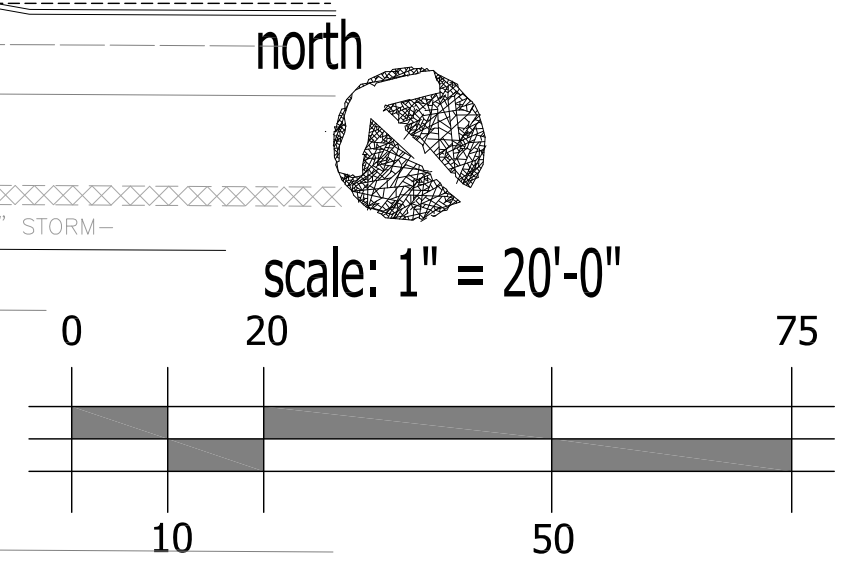
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- RIGHT-OF-WAY TO BE SODDED.



LANDSCAPE PLAN

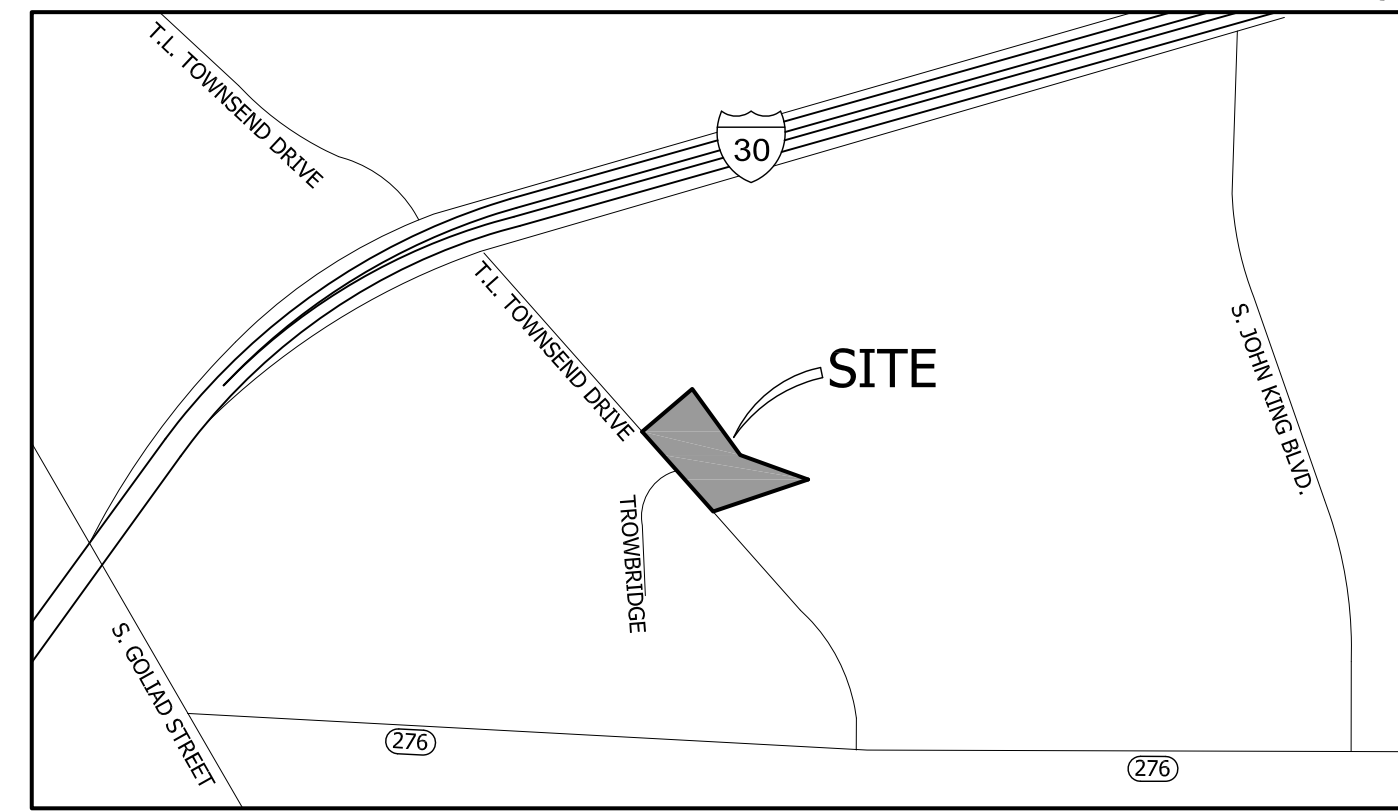
BODIN TRACT  
T.L. TOWNSEND DRIVE  
ROCKWALL, TEXAS

file name:  
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sheet  
1-1

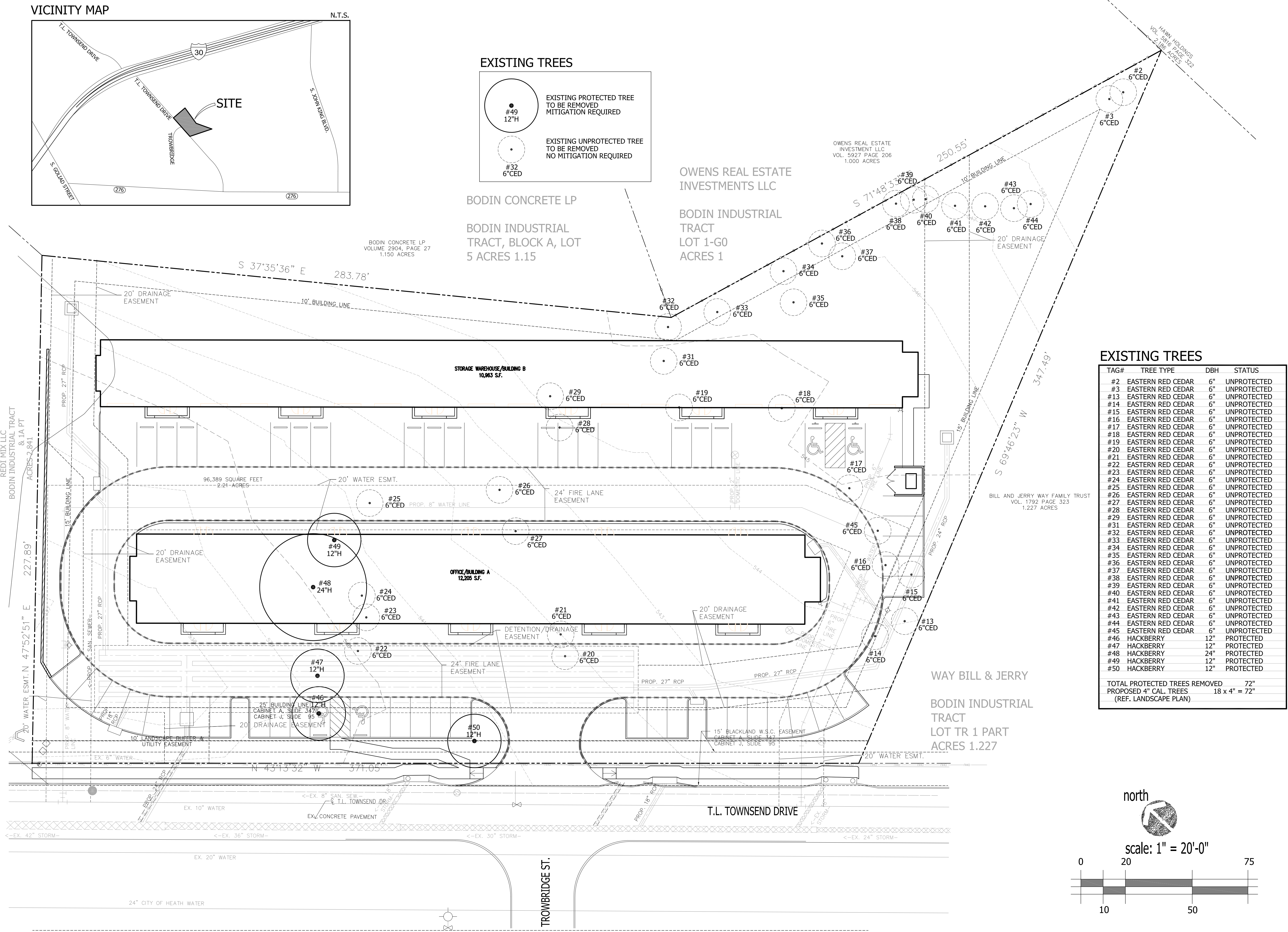
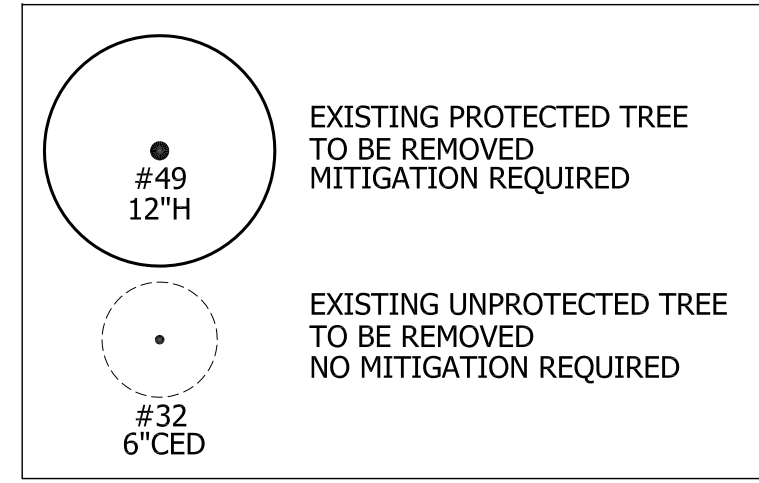




VICINITY MAP



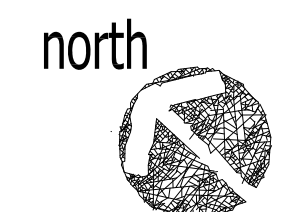
EXISTING TREES



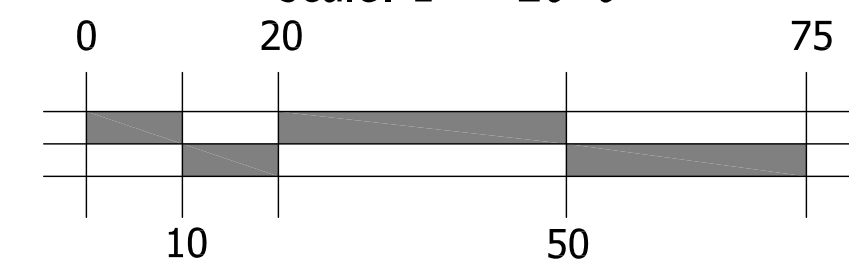
EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"  
 PROPOSED 4" CAL. TREES 18 x 4" = 72"  
 (REF. LANDSCAPE PLAN)



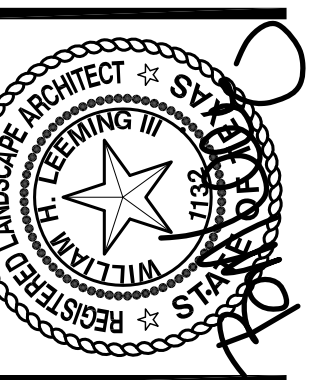
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appr. by:  
 drawn by:  
 date: 05-16-19

revisions

05-30-19
06-04-19
11-20-19
01-02-20
02-20-20



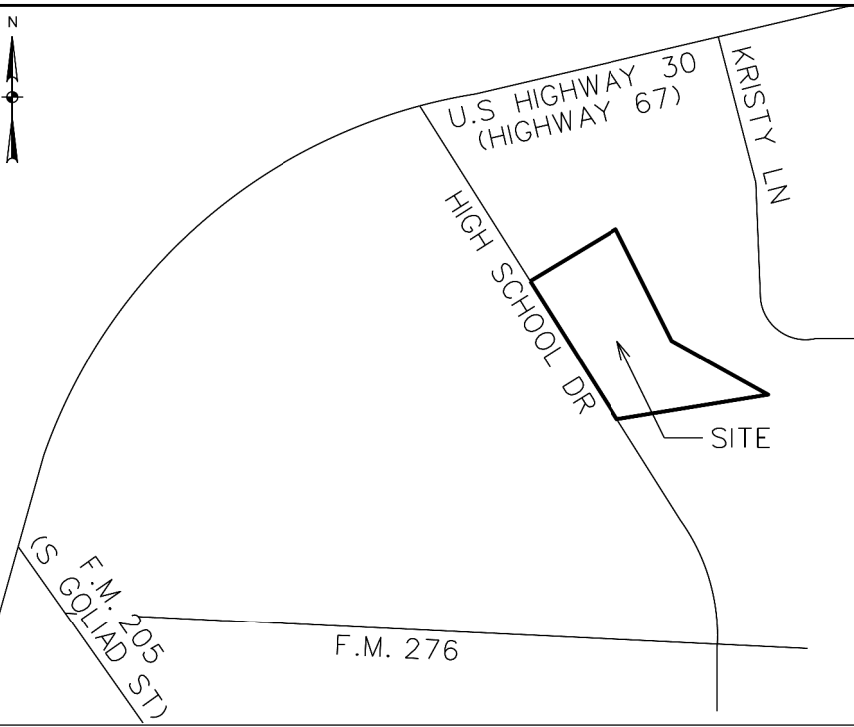
Leeming Design Group  
 Landscape Architecture  
 4013 Bull Snow Drive, Suite 100-B, North Richland Hills, Texas 76180  
 (817) 577-0889 Fax: (817) 577-4906  
 leemingdesigngroup@leemingdesign.com

TREESCAPE PLAN

BODIN TRACT  
 T.L. TOWNSEND DRIVE  
 ROCKWALL, TEXAS

file name:  
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 sheet  
**T-1**





(OWNER)  
REDI MIX, LLC  
(D/B/A BODIN CONCRETE COMPANY)  
VOL. 7324, PG. 189  
O.P.R.R.C.T.  
  
(KNOWN AS LOT 2-A)

(OWNER)  
BOLDIN CONCRETE, LP  
VOL. 2904, PG. 27  
O.P.R.R.C.T.  
  
LOT 5, BLOCK A  
BODIN INDUSTRIAL TRACT  
INST. NO. 20170000001891  
O.P.R.R.C.T.

(OWNER)  
OWEN'S REAL ESTATE  
VOL. 5927, PG. 206  
O.P.R.R.C.T.  
  
(KNOWN AS LOT 1-G)

(OWNER)  
SARO PARTNERS, LLC  
INST. NO. 20180000004501  
O.P.R.R.C.T.  
  
LOT 6A, BLOCK A  
BODIN INDUSTRIAL TRACT  
2.21 ACRES  
(97,273 SQ.FT.)

(OWNER)  
BILL AND JERRY WAY  
VOL. 1792, PG. 323  
O.P.R.R.C.T.

LINE NO.	BEARING	LENGTH
L1	N46°17'31"E	22.79'
L2	N43°42'28"W	31.41'
L3	N46°17'32"E	30.00'
L4	S46°17'32"W	30.00'
L5	S46°17'31"W	22.77'
L6	N46°31'56"E	18.80'
L7	N20°58'04"W	25.98'
L8	S20°58'04"E	50.03'
L9	S46°31'56"W	14.70'
L10	N01°12'31"E	21.89'
L11	N50°47'34"W	83.79'
L12	N43°42'28"W	30.20'
L13	N46°17'32"E	20.00'
L14	S43°42'28"E	28.96'
L15	N46°12'31"E	1.87'
L16	N46°17'32"E	5.17'
L17	S46°17'32"W	5.17'
L18	N46°17'32"E	5.17'
L19	S46°17'32"W	5.17'

CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	08°32'02"(RT)	25.00'	3.72'	N15°23'00"E	3.72'
C2	26°33'30"(RT)	10.00'	4.64'	N32°55'46"E	4.59'
C3	90°05'00"(RT)	20.00'	31.45'	N88°41'35"E	29.66'
C4	89°59'59"(LT)	49.00'	76.97'	S88°42'28"E	69.30'
C5	90°00'01"(LT)	49.00'	76.97'	N01°17'31"E	69.30'
C6	89°59'59"(LT)	49.00'	76.97'	N88°42'29"W	69.30'
C7	90°00'01"(LT)	49.00'	76.97'	S01°17'32"W	69.30'
C8	90°19'12"(RT)	20.00'	31.53'	S01°27'07"W	28.36'
C9	19°41'05"(RT)	10.00'	3.44'	S56°27'15"W	3.42'
C10	15°57'40"(RT)	25.00'	6.96'	S74°16'37"W	6.94'
C11	89°59'59"(LT)	25.00'	39.27'	S88°42'28"E	35.36'
C12	90°00'01"(LT)	25.00'	39.27'	N01°17'31"E	35.36'
C13	89°59'59"(LT)	25.00'	39.27'	N88°42'29"W	35.36'
C14	90°00'01"(LT)	25.00'	39.27'	S01°17'32"W	35.36'

- SURVEYOR'S NOTES:**
- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
  - This survey was prepared without the benefit of a title commitment.
  - By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0040L, having an effective date of September 26, 2008, the subject property lies entirely within Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
  - According to the City of Rockwall Zoning Maps, the subject property is zoned SF-7(Single Family Residential).
  - The purpose of this plat is to replat Lot 6, Block A for development.

**LEGEND**

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
FIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

OWNER:  
SARO PARTNERS, LLC  
1450 T L TOWNSEND  
ROCKWALL, TEXAS 75032

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742  
TBPLS FIRM NO. 10194205

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

SHEET 1 OF 2

**FINAL PLAT**  
OF  
**BODIN INDUSTRIAL TRACT**  
**LOT 6A, BLOCK A**  
BEING A REPLAT OF  
LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN  
INDUSTRIAL TRACT ADDITION  
2.21 ACRES OR 96,273 SQUARE FEET  
(1 LOT)  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
N.M. BALLARD SURVEY, ABSTRACT NUMBER 24

OWNER DEDICATION:

WHEREAS SARO PARTNERS, LLC ARE THE WNERS OF a 2.21 acres tract of land situated in the N. M. Ballard Survey, Abstract Number 24, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block A of Lot 5 & 6, Block A of Bodin Industrial Tract addition, an addition to the City of Rockwall as recorded in Instrument Number 20170000001891 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being all of that tract of land described in deed to Saro Partners, LLC, as recorded in Instrument Number 20180000004501, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an illegible cap found for the most westerly northwest corner of said Lot 6, said corner being on the northeasterly right-of-way line of T L Townsend Drive (a variable width public right-of-way), said corner also bin the most southerly southwest corner of that tract of land described in deed to Redi Mix, LLC (d/b/a/ Bodin Concrete Company), as recorded in Volume 7324, Page 189, O.P.R.R.C.T.;

THENCE North 47 degrees 16 minutes 57 seconds East, along the northwesterly line of said Lot 6 and southeasterly line of said Bodin tract, a distance of 227.69 feet to a 1/2-inch iron rod with an illegible cap found for the most northerly corner of said Lot 6, and a westerly corner of said Lot 5, said corner being the most southerly southeast corner of said Bodin tract;

THENCE South 38 degrees 11 minutes 25 seconds East, along the northeasterly line of said Lot 6 and said westerly line of Lot 5, a distance of 283.73 feet to a 3/8-inch iron rod found for an angle corner of said Lot 6, and the common south corner of said Lot 5 and the southwest corner of that tract of land described in deed to Owen's Real Estate, as recorded in Volume 5927, Page 206, O.P.R.R.C.T.;

THENCE South 72 degrees 22 minutes 31 seconds East, along the common northeasterly line of said Lot 6 and the south line of said Owen's tract, a distance of 250.10 feet to a 1/2-inch iron rod found for the common most easterly corner of said Lot 6 and the southeast corner of said Owen's tract, said corner also being the most northerly corner of that tract of land described in deed to Bill and Jerry Way, as recorded in Volume 1792, Page 323, O.P.R.R.C.T.;

THENCE South 69 degrees 11 minutes 05 seconds West, along the south line of said Lot 6 and the north line of said Way tract, a distance of 347.26 feet to a 1/2-inch iron rod with ap stamped "RPLS 3691" found for the most southerly southwest corner of said Lot 6 and the northwest corner of said Way tract, said corner being on said northeasterly right-of-way line of T L Townsend Road;

THENCE North 43 degrees 46 minutes 38 seconds West, along the southwesterly line of said Lot 6 and said northeasterly right-of-way line, a distance of 370.72 feet to the POINT OF BEGINNING AND CONTAINING 96,273 square feet or 2.21 acres 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 LOT 6A, BLOCK A BODIN INDUSTRIAL TRACT ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - 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.
  - 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.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - 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.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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 exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (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.

\_\_\_\_\_  
Owner

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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
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, JOEL C. HOWARD, 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.

\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission Date

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 \_\_\_\_\_, 20\_\_.

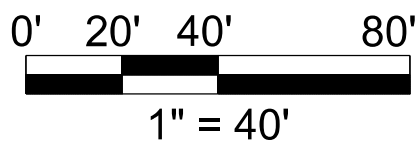
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

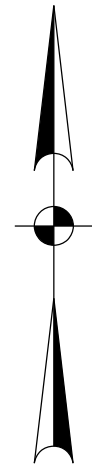
\_\_\_\_\_  
Mayor, City of Rockwall City Secretary

\_\_\_\_\_  
City Engineer

OWNER:  
SARO PARTNERS, LLC  
1450 T L TOWNSEND  
ROCKWALL, TEXAS 75032



N



**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742  
TBPLS FIRM NO. 10194205

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

**FINAL PLAT**  
OF  
**BODIN INDUSTRIAL TRACT**  
**LOT 6A, BLOCK A**  
BEING A REPLAT OF  
LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN  
INDUSTRIAL TRACT ADDITION  
2.21 ACRES OR 96,273 SQUARE FEET  
(1 LOT)  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
N.M. BALLARD SURVEY, ABSTRACT NUMBER 24