



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) ²

Preliminary Plat (\$200.00 + \$15.00 Acre) ²

Final Plat (\$300.00 + \$20.00 Acre) ²

Replat (\$300.00 + \$20.00 Acre) ²

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre) ²

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre) ²

Specific Use Permit (\$200.00 + \$15.00 Acre) ²

PD Development Plans (\$200.00 + \$15.00 Acre) ²

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

² 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 2901 RIDGE ROAD

Subdivision 501 ROCKWALL ADDITION Lot 1 Block A

General Location Intersection of Ridge Road & Horizon Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9 Current Use COMMERCIAL

Proposed Zoning PD-9 Proposed Use COMMERCIAL

Acreage 0.92 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]

<input type="checkbox"/> Owner <u>501 S. ROCKWALL, LLC</u>	<input type="checkbox"/> Applicant <u>CBG Surveying, TX LLC</u>
Contact Person <u>PETER T. SIVAN</u>	Contact Person <u>Bryan Connally</u>
Address <u>1800 W. LOOP S. SUITE 1850</u>	Address <u>12025 SHILOH ROAD, STE 238</u>
City, State & Zip <u>HOUSTON, TEXAS 77027</u>	City, State & Zip <u>DALLAS, TEXAS 75228</u>
Phone <u>713-892-5200 XT 105</u>	Phone <u>214-349-9485</u>
E-Mail <u>PSIVAN@501REALTY.COM</u>	E-Mail <u>BryanC@cbgtxllc.com</u>

NOTARY VERIFICATION [REQUIRED]

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

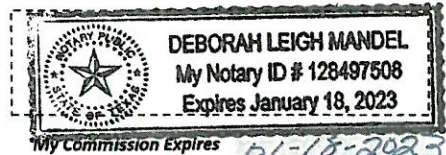
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21st day of September, 20 20. By signing this 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 21st day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Charles Shears
Deborah Leigh Mandel





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN.
- PHOTOMETRIC PLAN.
- BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

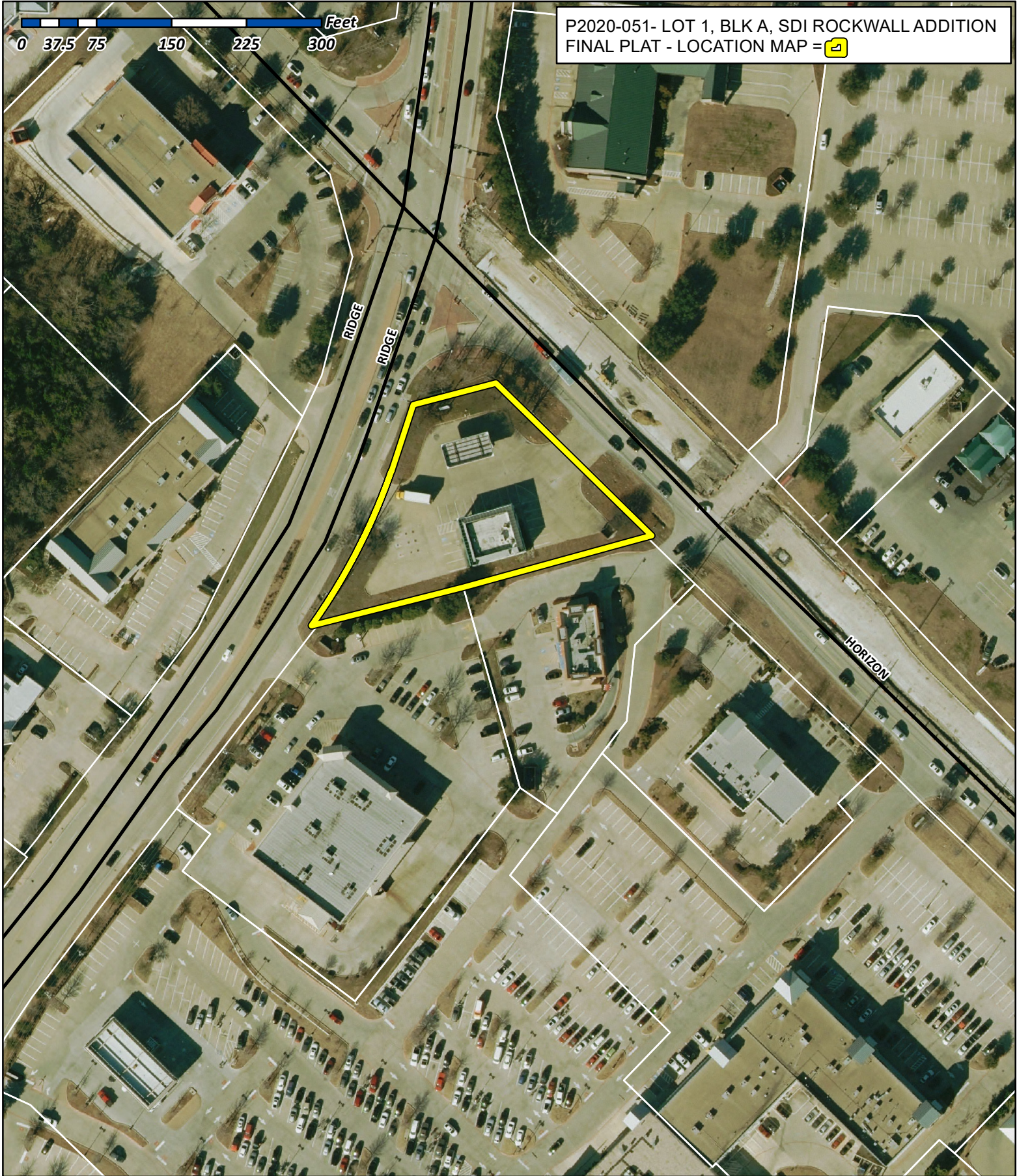
Review Date:

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 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 type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
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 type="checkbox"/>	<input checked="" 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 & 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 checked="" type="checkbox"/>	<input 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & 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 & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input 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 & 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & 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 & 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



P2020-051- LOT 1, BLK A, SDI ROCKWALL ADDITION
 FINAL PLAT - LOCATION MAP = [icon]



City of Rockwall

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

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



Polyline Report

Tue Sep 22 10:48:17 2020

Northing	Easting	Bearing	Distance
7012977.785	2591030.659		
Radius: 623.690	Chord: 172.725	Degree: 9°11'12"	Dir: Left
Length: 173.282	Delta: 15°55'07"	Tangent: 87.202	
Chord BRG: N 26°07'29" E	Rad-In: N 55°54'57" W	Rad-Out: N 71°50'04" W	
Radius Point: 7013327.306,	2590514.109		
7013132.864	2591106.715	N 18°10'02" E	76.380
7013205.436	2591130.529	N 74°30'19" E	82.674
7013227.522	2591210.198	S 45°45'58" E	222.157
7013072.547	2591369.373	S 74°22'12" W	351.720
7012977.785	2591030.659		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1946075540539.4 Total Distance> 906.212
Polyline Area: 40147.69 sq ft, 0.9217 acres

Issued By:
ROCKWALL CENTRAL APPRAISAL DISTRICT
841 JUSTIN RD
ROCKWALL, TX 75087

Property Information
Property ID: 31602 Geo ID: 4465-000A-0001-00-0R
Legal Acres: 0.9180
Legal Desc: MR M ADDITION, BLOCK A, LOT 1, ACRES 0.918
Situs: 2901 RIDGE RD ROCKWALL, TX
DBA: E Z MART
Exemptions:

Owner ID: 1100653 100.00%
SDI S ROCKWALL, LLC
1800 WEST LOOP SOUTH SUITE 1850
HOUSTON, TX 77027

For Entities	Value Information	
CITY OF ROCKWALL	Improvement HS:	0
ROCKWALL COUNTY	Improvement NHS:	72,610
ROCKWALL ISD	Land HS:	0
	Land NHS:	639,810
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	712,420

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 10/20/2020

Total Due if paid by: 10/31/2020 0.00

Tax Certificate Issued for:	Taxes Paid in 2020
CITY OF ROCKWALL	2,635.95
ROCKWALL COUNTY	2,230.59
ROCKWALL ISD	9,332.70

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

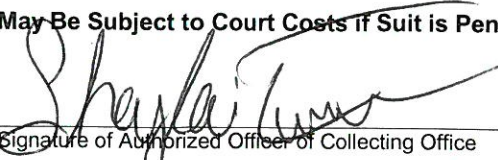
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 10/20/2020
Requested By: CBG SURVEYING
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

TITLE INFORMATION LETTER

TO: Craddock Massey LLP
Attention: Mike Massey
1400 Post Oak Blvd., Suite 950
Attn: Houston, TX 77056

GF Number: 1002-310187-RTT

Date: July 21, 2020

Republic Title of Texas, Inc. ("Title Company") states that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the July 01, 2020 we find the following:

Property Description (including metes and bounds if appropriate):

TRACT 1:

Being Lot 20, Block A or replat, of HORIZON RIDGE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Rockwall County, Texas.

TRACT 2:

Easement rights created pursuant to Reciprocal Easement Agreement with Covenant, and Restrictions, dated 10/06/1999, filed 10/08/1999, recorded in Volume 1730, Page 213, Real Property Records, Rockwall County, Texas. As amended by First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions filed 12/30/2005, recorded in Volume 04399, Page 00314, Real Property Records, Rockwall County, Texas.

TRACT 3:

Easement rights created pursuant to Reciprocal Access Easements and Drainage Easement Agreement filed 10/01/2001, recorded in Volume 2280, Page 172, Real Property Records, Rockwall County, Texas.

TRACT 4:

Easement rights created Pursuant to Reciprocal Easement Agreement and Declaration of Restrictions and Covenants filed 02/01/2005, recorded in Volume 3876, Page 1, Real Property Records, Rockwall County, Texas. As amended by First Amendment to Reciprocal Easement Agreement and Declaration of Restrictions and Covenants filed 12/30/2005, recorded in Volume 04399, Page 00307, Real Property Records, Rockwall County, Texas.

Owner(s) appear to be: CFT DEVELOPMENTS, LLC, a California limited liability company

Easements and other encumbrances: (state "None Found" if appropriate)

- a. Easement granted to the City of Rockwall, filed 11/16/2000, recorded in Volume 2006, Page 276, Real Property Records, Rockwall County, Texas. (Affects Tract 1)

- b. Easement granted to the City of Rockwall, filed 11/16/2000, recorded in Volume 2006, Page 280, Real Property Records, Rockwall County, Texas. (Affects Tract 1)
- c. Easement granted to the City of Rockwall, filed 11/16/2000, recorded in Volume 2006, Page 284, Real Property Records, Rockwall County, Texas.
- d. Easement granted to Southwestern Bell Telephone Company, filed 02/22/1990, recorded in Volume 1569, Page 289, Real Property Records, Rockwall County, Texas. (Affects Tract 1)
- e. Mineral reservation in coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto contained in warranty deed from Anna Lee Zollner to Kirby B. Albright filed 05/11/1964, recorded in Volume 69, Page 501, Real Property Records, Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tract 1)
- f. Mineral reservation in coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto contained in warranty deed from Kirby B. Albright to J. Doyle Alexander filed 12/09/1964, recorded in Volume 71, Page 328, Real Property Records, Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tract 1)
- g. Mineral estate and interest, and all rights incident thereto, described in instrument filed 03/31/1966, recorded in Volume 75, Page 201, Deed Records of Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tract 1)
- h. Mineral reservation in coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto contained in warranty deed from National Live and Accident Insurance Co. to G. R. Woolridge filed 11/08/1940, recorded in Volume 36, Page 233, Real Property Records, Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tract 1)
- i. Terms, provisions, conditions, obligations and assessments contained in Reciprocal Easement Agreement and Declaration of Restrictions and Covenants dated 01/03/2005 between Kroger Texas L.P., Regency Centers, L.P. and Bank of America, N.A., filed 02/01/2005, recorded in Volume 3876, Page 1, Real Property Records, Rockwall County, Texas. As affected by First Amendment to Reciprocal Easement Agreement and Declaration of Restrictions and Covenants filed 12/30/2005, recorded in Volume 4399, Page 307, Real Property Records, Rockwall County, Texas. Second Amendment filed 11/19/2010, recorded in Volume 6293, Page 290, Real Property Records, Rockwall County, Texas. (Affects Tracts 1 and 4)
- j. Terms, provisions, conditions, obligations and assessments contained in Reciprocal Easement Agreement with covenants, conditions and restrictions dated 10/06/1999 between Northstar Realty Ltd. and RDI Horizon, filed 10/08/1999, recorded in Volume 1730, Page 213, Real Property Records, Rockwall County, Texas, and as shown on plat recorded in Cabinet E, Slide 117, Plat Records, Rockwall County, Texas. As affected by First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions filed 12/30/2006, recorded in Volume 4399, Page 314, Real Property Records, Rockwall County, Texas. Second Amendment filed 11/19/2010, recorded in Volume 6293, Page 296, Real Property Records, Rockwall County, Texas. (Affects Tracts 1 and 2)
- k. Terms, provisions, conditions, obligations and assessments contained in Declaration of Restrictions, Reciprocal Access Easements and Drainage Easement Agreement, filed 10/01/2001, recorded in Volume 2280, Page 172, Real Property Records, Rockwall County, Texas. (Affects Tracts 1 and 3)

- I. Terms, provisions, and conditions of Site Development Agreement dated 01/31/2005 between Regency Centers, L.P. and Kroger Texas, L.P filed 02/02/2005, recorded in Volume 3877, Page 224, Real Property Records, Rockwall County, Texas. (Affects Tract 1)
- m. Right of Repurchase held by Regency Centers, L.P., as evidenced by Memorandum of Repurchase Agreement recorded in Volume 4361, Page 290, of the Real Property Records of Rockwall County, Texas.
- n. Right of First Refusal contained in deed recorded in Volume 4361, Page 273, of the Real Property Records of Rockwall County, Texas.
- o. The following easements and/or building lines, as shown on plat recorded in Cabinet F, Slide 336, Plat Records, Rockwall County, Texas:
 - 15' side yard setbacks
 - drainage easement;
 - 10.4 x 5' water easement;
 - 30' firelane and access easement;
 - 20' building setbacks;
 - 10' utility easement.

Deed Restrictions: (State "None Found" if appropriate)

Restrictive covenants described in instrument recorded in Volume 1730, Page 213, Real Property Records, Rockwall County, Texas. As affected by First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions filed 12/30/2005, recorded in Volume 4399, Page 314, Real Property Records, Rockwall County, Texas. Second Amendment filed 11/19/2010, recorded in Volume 6293, Page 296, Real Property Records, Rockwall County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects Tract 1)

Restrictive covenants described in instrument recorded in Volume 2280, Page 172, Real Property Records, Rockwall County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects Tract 1)

Restrictive covenants described in instrument recorded in Volume 3876, Page 1, Real Property Records, Rockwall County, Texas. As amended by First Amendment to Reciprocal Easement Agreement and Declaration of Restrictions and Covenants filed 12/30/2005, recorded in Volume 4399, Page 307, Real Property Records of Rockwall County, Texas. Second Amendment filed 11/19/2010, recorded in Volume 6293, Page 290, Real Property Records, Rockwall County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects Tract 1)

Restrictions contained in Restriction Agreement dated 12/28/2005, recorded in Volume 4361, Page 281, Real Property Records, Rockwall County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.

Lien Holder(s): (State "None Found" if appropriate)

1. Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing from CFT DEVELOPMENTS, LLC to JAY C. PAXTON, Trustee(s), filed 02/03/2017, recorded in cc# 20170000002043, Real Property Records, Rockwall County, Texas, securing a promissory note in the principal sum of \$9,583,832.00, payable to CITIZENS BANK, NA, and securing other indebtedness as described therein, if any.

As affected by Non-Disturbance, Attornment and Subordination Agreement filed 02/03/2017, recorded in cc# 20170000002044, Real Property Records, Rockwall County, Texas.

For Informational Purposes Only:

No examination has been made as to the status of taxes, tax suits, or unrecorded paving assessments.

CONDITIONS:

This letter is issued for the use of the addressee, and no one else. The liability of Title Company for mistakes or errors in this letter is hereby limited as set forth below.

This letter is issued with the express understanding, evidenced by the acceptance hereof, (a) that Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed; (b) that this letter (i) is not a guaranty, warranty, or opinion of title, (ii) is not a commitment or policy of title insurance nor a broadening of the coverage of any policy of title insurance issued or to be issued, (iii) does not constitute a guaranty, affirmation, indemnification, or certification prohibited by Rule P-35 of the Texas Title Insurance Rules and Regulations; and (c) that Title Company shall not be liable with respect to any errors and/or omissions in this letter for any costs, injury, or damages claimed by any person or entity receiving this letter for an amount in excess of the amount paid for this letter.

This letter is furnished solely as an accommodation to the party requesting same for informational purposes only, and should be not be relied upon, given to, or used by any third party.

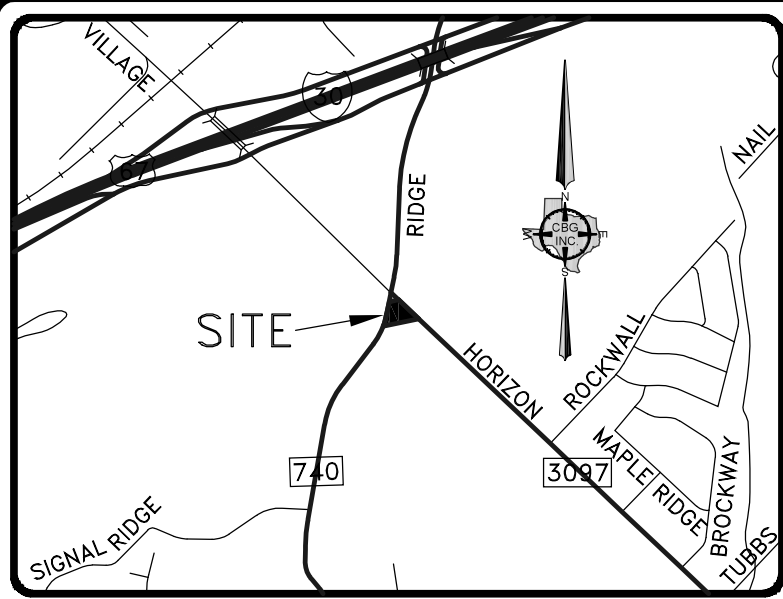
None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, Title Company shall not be liable by reason of furnishing this letter or for any verbal statements related thereto. Title Company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect and the applicable premium paid; and liability shall exist only under the terms of such policy (as prescribed by the Texas Department of Insurance) and is measured and limited thereby.

REPUBLIC TITLE OF TEXAS, INC.

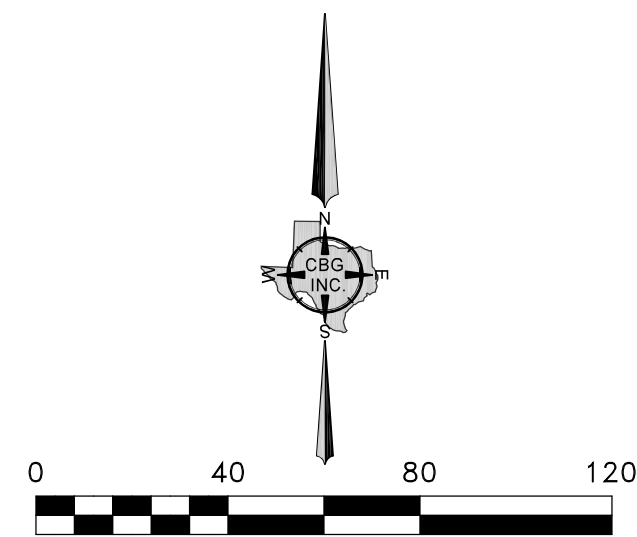
By: *Trisha Weaver*
Name: Trisha Weaver

Title: Sr. Vice President

FEE: \$750.00



VICINITY MAP - NOT TO SCALE

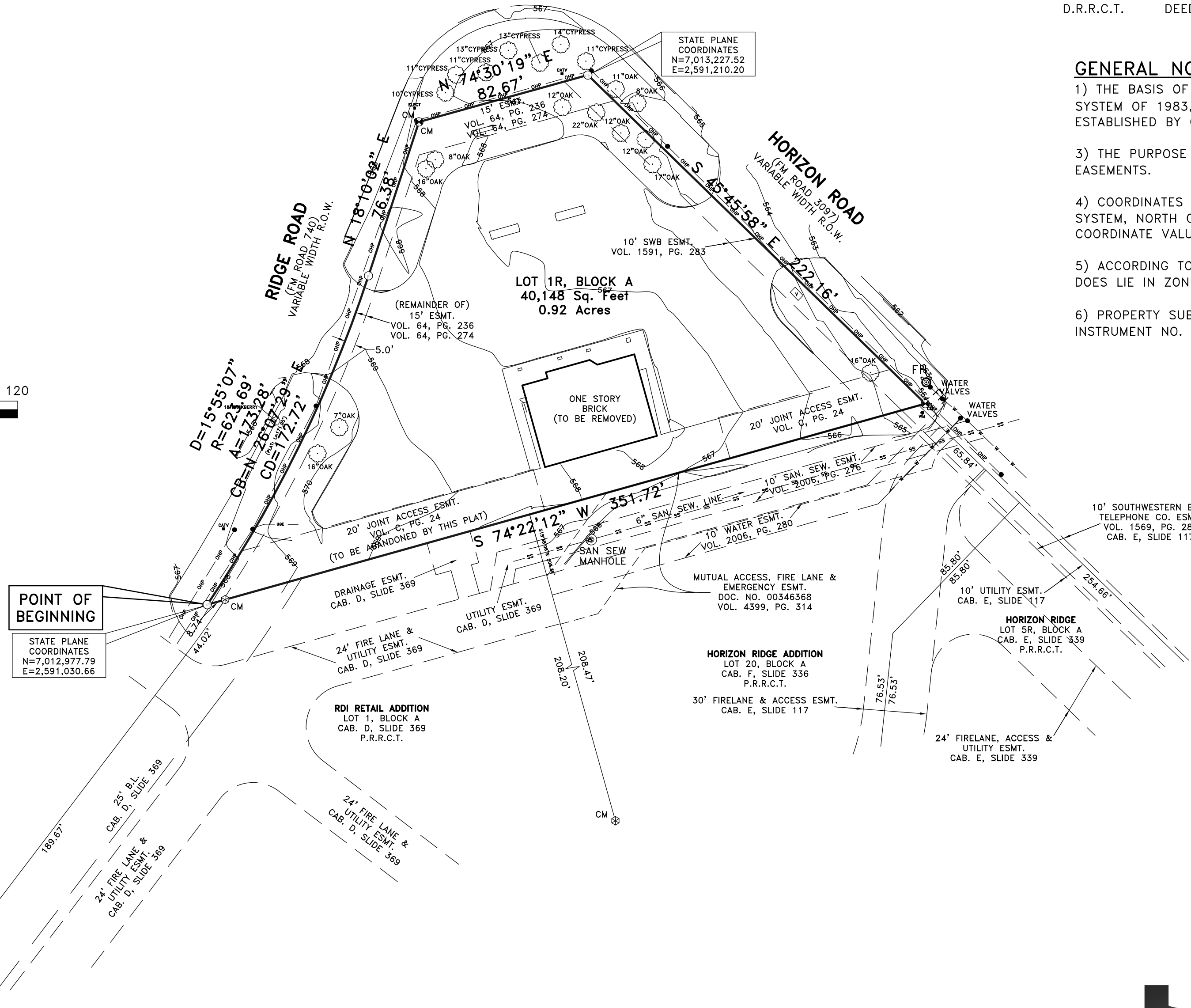


LEGEND:

- ⊗ =TXDOT MONUMENT FOUND
- ⊗ =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "NDM"
- =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO ABANDON (1) 20 FOOT JOINT ACCESS EASEMENTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY SUBJECT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20200000019448, O.P.R.R.C.T.



SHEET 1 OF 2

PRELIMINARY PLAT
SDI ROCKWALL ADDITION
 LOT 1R, BLOCK A
 40,148 SQ.FT. / 0.92 ACRES
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
www.cbginctx.com

OWNER: SDI S. ROCKWALL, LLC
 1800 WEST LOOP SOUTH, SUITE 1850
 HOUSTON, TEXAS 77027
 PHONE: 713-892-5200 EXT. 105

SCALE: 1"=40' / DATE: 6/12/2020 / JOB NO. 2002465-02PLAT / DRAWN BY: TO

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, SDI S. Rockwall, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, same being Lot 1, Block A, MR. M Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume C, Page 24, Plat Records, Rockwall County, Texas, same being a tract of land conveyed to SDI S. Rockwall, LLC by deed recorded in Instrument No. 20200000014387, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the East right of way line of Ridge Road (variable width right of way), said corner being the Southwest corner of Lot 1, Block A of said MR. M Addition, said corner being along a curve to the left, having a radius of 623.69 feet, a central angle of 15 degrees 55 minutes 07 seconds, a chord bearing of North 26 degrees 07 minutes 29 seconds East, a chord distance of 172.72 feet:

THENCE along said curve to the left and the East right of way line of said Ridge Road, an arc length of 173.28 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 18 degrees 10 minutes 02 seconds East along the East right of way line of said Ridge Road, a distance of 76.38 feet to a TxDot Monument found for corner;

THENCE North 74 degrees 30 minutes 19 seconds East, a distance of 82.67 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Southwest right of way line of Horizon Road (variable width right of way);

THENCE South 45 degrees 45 minutes 58 seconds East along the Southwest right of way line of said Horizon Road, a distance of 222.16 feet to a TxDot Monument found for corner;

THENCE South 74 degrees 22 minutes 12 seconds West, passing at a distance of 342.98 feet a 1/2 inch iron rod found with yellow plastic cap stamped "NDM" for corner, said corner being the Northwest corner of Lot 1, Block A, RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Plat Records, Rockwall County, Texas, and continuing a total distance of 351.72 feet to the POINT OF BEGINNING and containing 40,148 square feet or 0.92 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the SDI ROCKWALL ADDITION, LOT 1R, BLOCK A, an addition 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 the SDI ROCKWALL ADDITION, LOT 1R, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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

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.

By: _____
SDI S. Rockwall, LLC, Owner
Charles W. Shears, (Manager)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Shears, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
SDI S. Rockwall, LLC, Owner
Kenneth Delery, (Manager)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth Delery, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, 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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, _____
RELEASED FOR REVIEW 9/18/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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 _____.

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

PRELIMINARY PLAT
SDI ROCKWALL ADDITION
LOT 1R, BLOCK A
40,148 SQ.FT. / 0.92 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SDI S. ROCKWALL, LLC
1800 WEST LOOP SOUTH, SUITE 1850
HOUSTON, TEXAS 77027
PHONE: 713-892-5200 EXT. 105