



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-040

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 2300 Discovery Blvd. Rockwall, TX 75032

SUBDIVISION SWBC Rockwall Addition, Phase II LOT 1 BLOCK A

GENERAL LOCATION Discovery Blvd. between John King Blvd. & Innovations Dr.

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

CURRENT ZONING PD-83 CURRENT USE Apartments

PROPOSED ZONING PD-83 PROPOSED USE Apartments

ACREAGE 21.275 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 SWBC Rockwall LP  APPLICANT McAdams

CONTACT PERSON Spencer Byington CONTACT PERSON Jeremy Nelson

ADDRESS 5949 Sherry Lane, Suite 750 ADDRESS 201 Country View Drive

CITY, STATE & ZIP Dallas, TX 75225 CITY, STATE & ZIP Roanoke, TX 76262

PHONE (214) 924-4156 PHONE (469) 240-9765

E-MAIL sbyington@swbc.com E-MAIL jnelson@mcadamsco.com

## NOTARY VERIFICATION [REQUIRED]

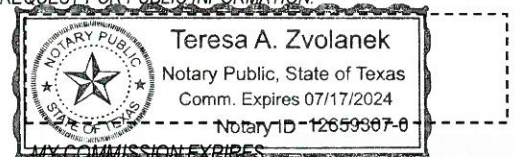
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Byington [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 725.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF July, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 160 320 640 960 1,280 Feet

P2021-040- LOT 1, BLOCK A,  
SWBC ROCKWALL ADDITION PHASE II  
FINAL PLAT - LOCATION MAP = 

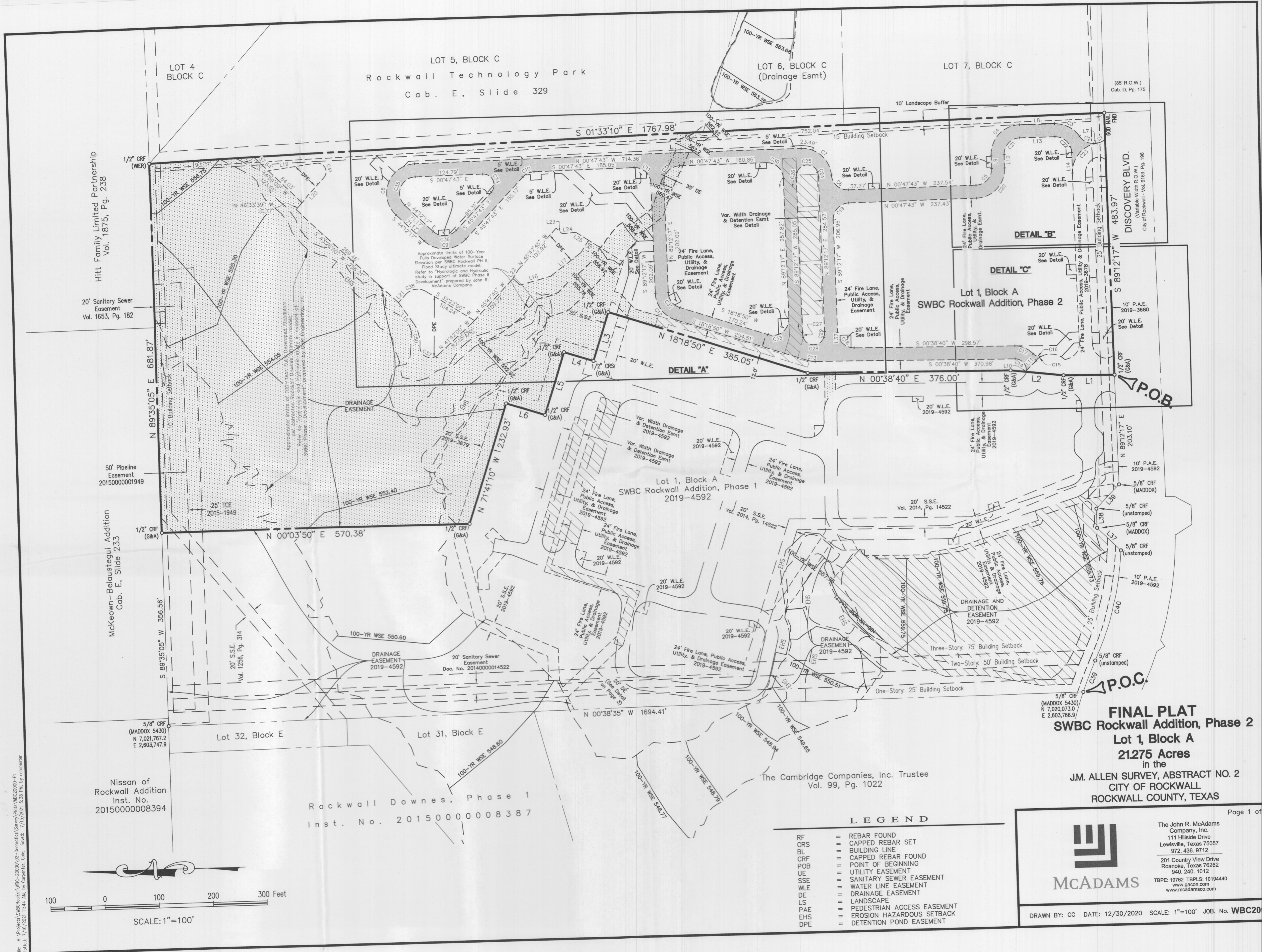


# City of Rockwall

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.





**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
 in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

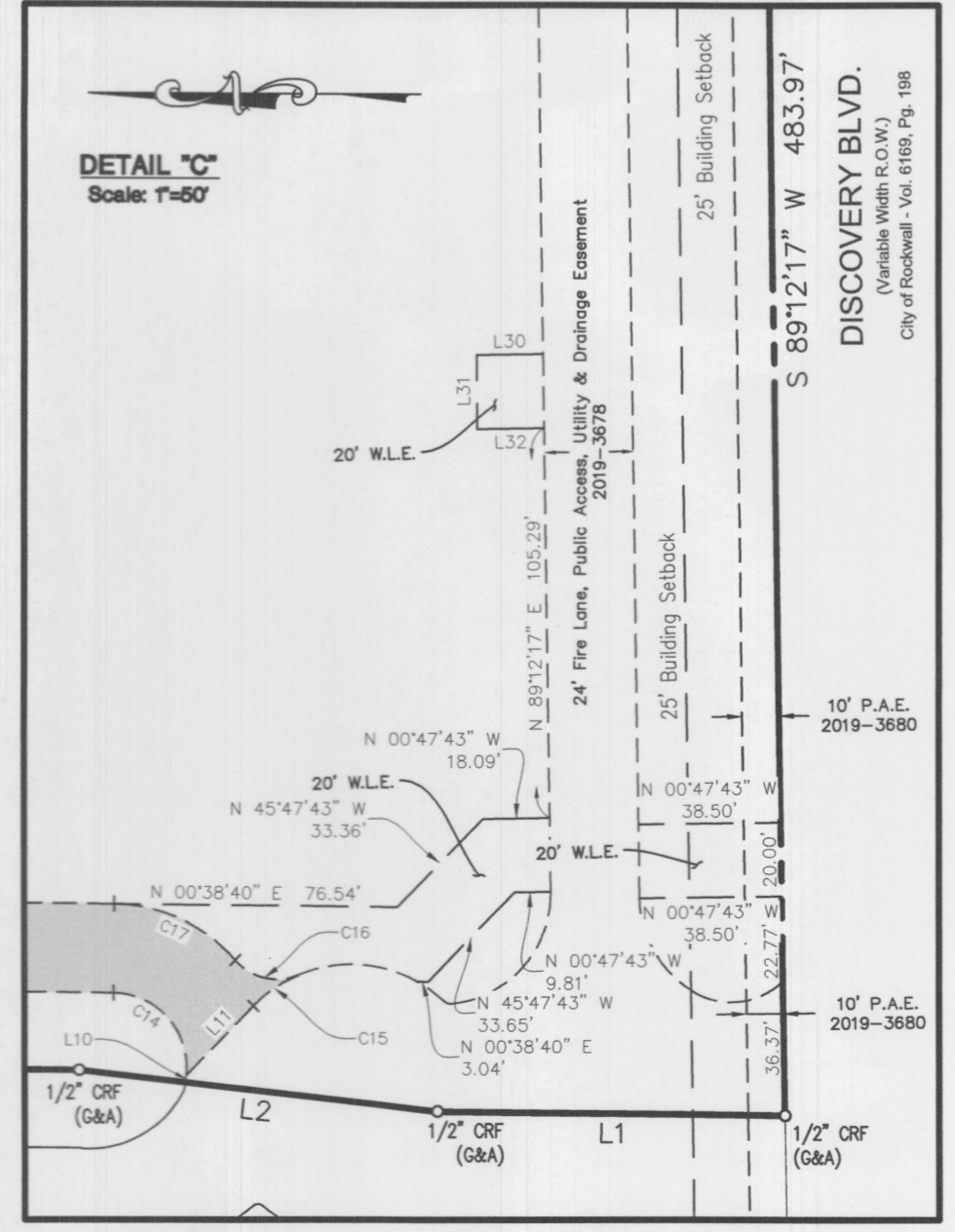
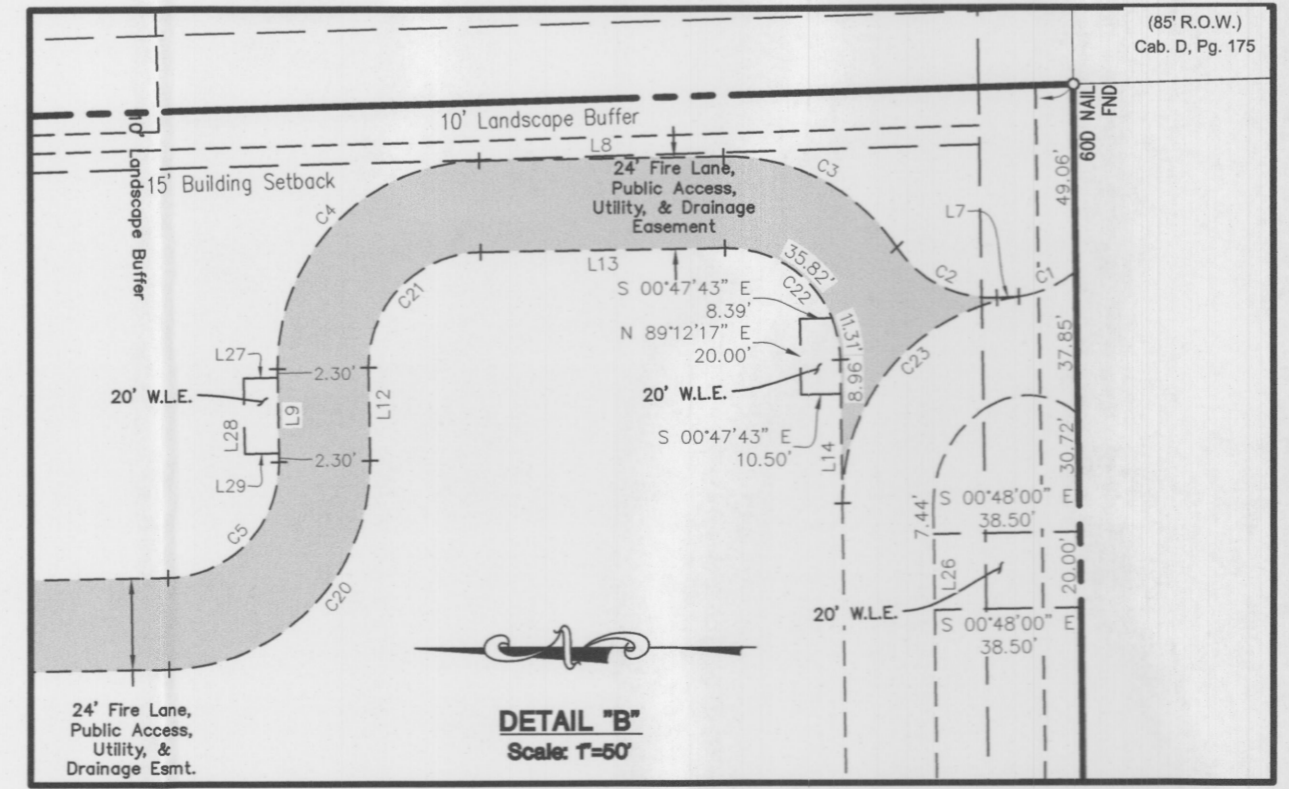
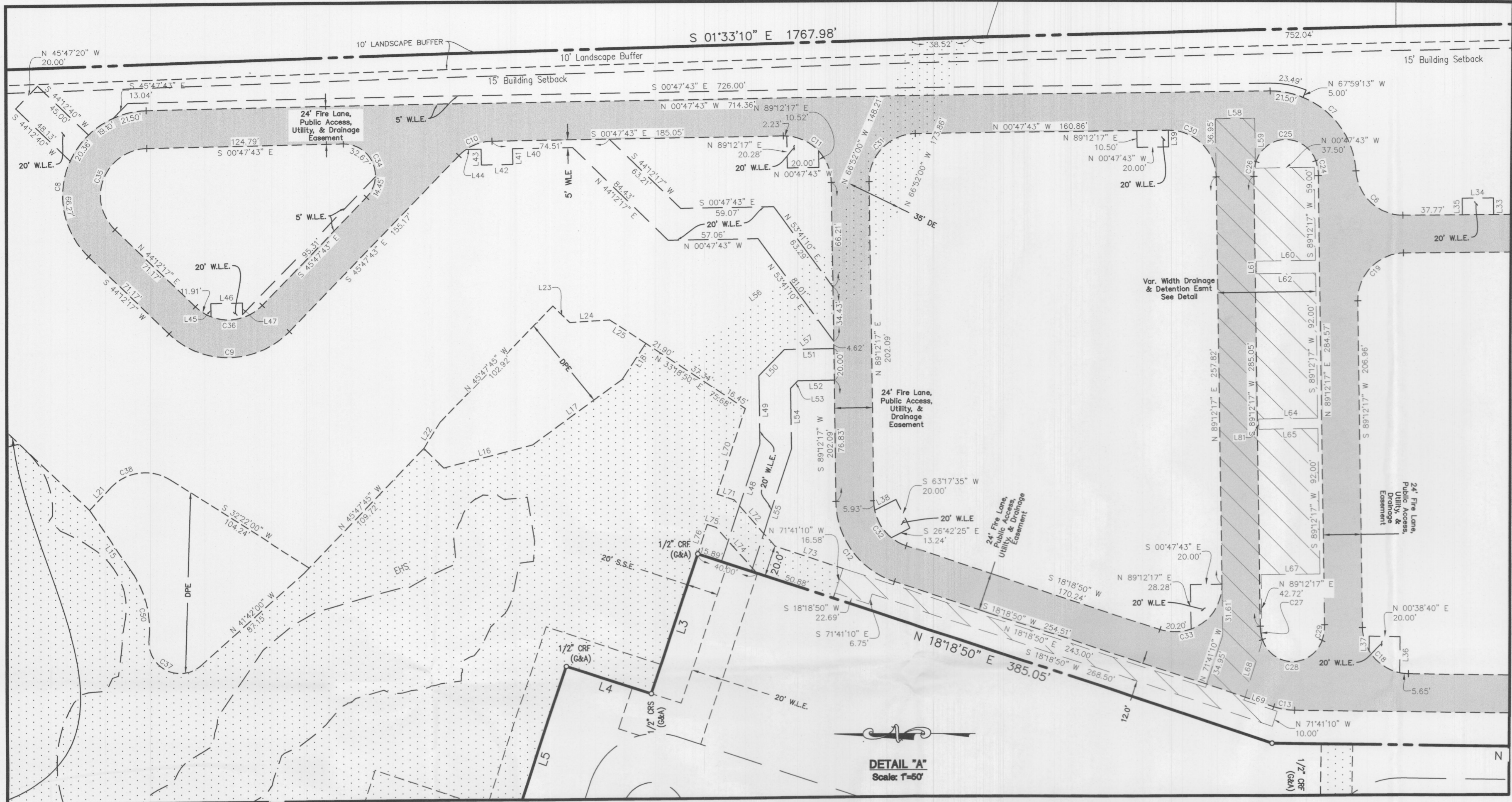
The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 75262  
 940.240.1012  
 TBP#: 19762 TPLS: 10194440  
 www.gaocn.com  
 www.mcadamsco.com

**LEGEND**

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DLE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
DPE	=	DETENTION POND EASEMENT

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

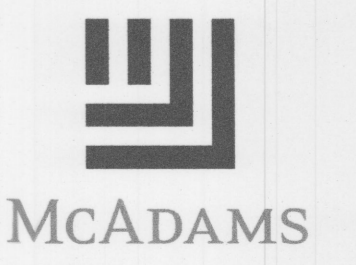
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 Plotlet: 7/15/2021 11:44 AM by Coppenier, Cole; Saved: 7/15/2021 5:38 PM, by coppenier



**LEGEND**

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- PAE == PEDESTRIAN ACCESS EASEMENT
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- DPE == DETENTION POND EASEMENT

**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
 in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
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File: M:\Projects\SWBC\Rockwall\WBC-2000\102-Cademics\Survey\Plats\WBC2000-01  
 Plotted: 7/16/2021 11:44 AM, by Carpenter, Cole; Sheet: 7/15/2021 5:38 PM, by carpenter

LEGAL DESCRIPTION  
21.275 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Official Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :  
COUNTY OF ROCKWALL : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 2, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE

STATE OF TEXAS :  
COUNTY OF ROCKWALL : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.  
  
Southwest Corner of Phase 1 (POC): N 7021767.2'; E 2603766.9'  
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'  
Northwest Corner of Phase 1: N 7021767.2'; E 2603747.9'  
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'  
COR-6: N 7025942.6'; E 2601204.0'  
COR-8: N 7018063.1'; E 2609533.7'  
COR-9: N 7020550.1'; E 2607463.9'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
- All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- Property owner is to maintain flood plain/drainage easement.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°38'00" E	94.13'
L2	N 06°34'20" E	97.60'
L3	N 71°41'10" W	94.15'
L4	N 18°18'50" E	56.85'
L5	N 71°41'10" W	121.00'
L6	N 18°18'50" E	75.15'
L7	N 02°39'57" W	5.83'
L8	N 00°47'43" W	64.48'
L9	S 89°12'17" W	24.60'
L10	N 83°25'40" W	1.93'
L11	N 45°47'08" W	26.10'
L12	S 89°12'17" W	24.60'
L13	N 00°47'43" W	64.48'
L14	N 89°12'17" E	37.78'
L15	N 55°18'00" E	46.43'
L16	S 14°23'20" E	58.24'
L17	S 36°02'00" E	70.29'
L18	S 56°41'10" E	27.50'
L19	N 06°57'21" W	90.70'
L20	S 46°33'39" E	62.00'
L21	N 46°33'10" W	19.68'
L22	S 57°40'20" E	19.45'
L23	N 44°12'17" E	15.09'
L24	S 03°42'22" E	25.43'
L25	S 33°18'50" W	27.34'
L26	S 89°12'17" W	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S 00°47'43" E	9.00'
L28	N 89°12'17" E	20.00'
L29	S 00°47'43" E	9.00'
L30	S 00°47'43" E	18.00'
L31	S 89°36'09" W	20.00'
L32	S 00°47'43" E	18.14'
L33	S 89°12'17" W	10.50'
L34	N 00°47'43" W	20.00'
L35	S 89°12'17" W	10.50'
L36	N 89°21'20" W	23.05'
L37	N 89°21'20" W	9.19'
L38	S 26°42'25" E	15.00'
L39	N 89°12'17" E	10.50'
L40	S 00°47'43" E	38.26'
L41	N 89°12'17" E	10.00'
L42	N 00°47'43" W	20.00'
L43	N 89°12'17" E	10.00'
L44	S 00°47'43" E	9.56'
L45	S 89°19'35" W	8.32'
L46	S 00°40'25" E	20.00'
L47	S 89°19'35" W	7.23'
L48	S 71°41'10" E	77.93'
L49	N 89°12'17" E	43.38'
L50	S 45°47'43" E	23.12'
L51	S 00°47'43" E	31.46'
L52	S 00°47'43" E	23.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	S 45°47'43" E	6.55'
L54	N 89°12'17" E	38.46'
L55	S 71°41'10" E	81.30'
L56	N 36°18'50" W	114.20'
L57	N 36°18'50" W	110.76'
L58	N 00°47'43" W	25.00'
L59	N 89°12'17" E	31.65'
L60	S 00°47'43" E	37.50'
L61	N 89°12'17" E	8.00'
L62	N 00°47'43" W	37.50'
L64	S 00°47'43" E	37.50'
L65	N 00°47'43" W	37.50'
L67	S 00°47'43" E	37.50'
L68	S 72°51'41" E	39.00'
L69	N 18°18'50" E	22.39'
L70	S 71°41'10" E	57.05'
L71	S 18°18'50" W	11.39'
L72	S 48°18'50" W	38.89'
L73	S 18°18'50" W	45.52'
L74	S 48°18'50" W	38.89'
L75	S 18°18'50" W	6.03'
L76	S 71°41'10" E	19.45'

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman \_\_\_\_\_ 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 this \_\_\_\_\_ 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 \_\_\_\_\_

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

**PRELIMINARY DOCUMENT:  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
W. THAD MURLEY III, RPLS 5802 7/16/21**

W. Thad Murley III, RPLS Texas Registered Professional Land Surveyor No. 5802 CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	31°50'50"	16.68'	S 23°47'44" E, 16.46'
C2	30.00'	58°59'20"	30.89'	N 26°49'43" E, 29.54'
C3	54.00'	57°07'06"	53.83'	N 27°45'50" E, 51.63'
C4	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C5	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C6	30.00'	87°04'53"	45.60'	N 42°44'44" E, 41.33'
C7	54.00'	87°04'53"	82.07'	N 42°44'44" E, 74.40'
C8	54.00'	135°00'00"	127.23'	N 68°17'43" W, 99.78'
C9	54.00'	90°00'00"	84.82'	S 00°47'43" E, 76.37'
C10	30.00'	45°00'00"	23.56'	S 23°17'43" E, 22.96'
C11	30.00'	90°00'00"	47.12'	S 44°12'17" W, 42.43'
C12	54.00'	70°53'35"	66.82'	S 53°45'38" W, 62.63'
C13	44.00'	17°40'10"	13.57'	S 09°28'45" W, 13.52'
C14	20.00'	95°55'40"	33.49'	S 48°36'30" W, 29.71'
C15	37.00'	23°11'07"	14.97'	N 34°11'37" W, 14.87'
C16	15.00'	71°42'39"	18.77'	S 13°15'21" W, 17.57'
C17	44.00'	48°28'01"	37.22'	S 24°52'41" W, 36.12'
C18	30.00'	88°33'37"	46.37'	S 44°55'29" W, 41.89'
C19	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C20	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C21	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C22	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C23	54.00'	82°55'24"	78.15'	N 49°20'01" W, 71.51'
C24	30.00'	18°27'15"	9.66'	N 79°58'40" E, 9.62'
C25	20.00'	143°25'48"	50.07'	N 00°57'52" W, 37.98'
C26	29.80'	18°20'23"	9.54'	N 81°50'57" W, 9.50'
C27	30.00'	16°42'00"	8.74'	S 80°51'17" W, 8.71'
C28	20.00'	143°43'14"	50.17'	S 00°38'40" W, 38.01'
C29	30.00'	19°34'46"	10.25'	S 81°00'20" E, 10.20'
C30	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'
C31	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C32	30.00'	70°53'35"	37.12'	S 53°45'38" W, 34.80'
C33	30.00'	109°06'33"	57.13'	S 36°14'26" E, 48.88'
C34	20.00'	135°00'00"	47.12'	N 66°42'17" E, 36.96'
C35	30.00'	135°00'00"	70.69'	N 68°17'43" W, 55.43'
C36	30.00'	90°00'57"	47.13'	S 00°47'43" E, 42.43'
C37	20.00'	137°27'52"	47.98'	S 26°48'55" W, 37.28'
C38	30.00'	78°55'10"	41.32'	N 07°05'35" W, 38.13'
C39	642.50'	5°25'16"	60.79'	S 67°26'52" E, 60.77'
C40	557.50'	21°45'33"	211.72'	S 75°36'59" E, 210.45'
C41	16.00'	140°23'42"	39.21'	N 63°14'30" E, 30.11'

**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**



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