



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Various retail/office/commercial uses

ACREAGE 34.484 LOTS [CURRENT] N/A LOTS [PROPOSED] 14

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall 205 Investors, LLC APPLICANT 549 Crossing, LP

CONTACT PERSON Justin Webb + Russell Phillips CONTACT PERSON Michael Hampton

ADDRESS 5763 S SH 205, Suite 100 ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Dallas, TX 75238

PHONE 214-729-7885 PHONE 469-500-5204

E-MAIL Justinw@alturahomes.com E-MAIL mhampton@prudentdevelopment.com

NOTARY VERIFICATION [REQUIRED]

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

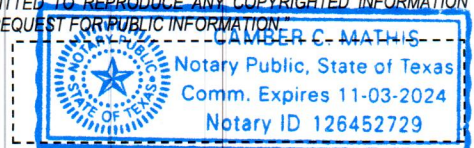
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2023 BY SIGNING THIS APPLICATION. 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 14 DAY OF April, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Justin Webb
Camber C. Mathis



MY COMMISSION EXPIRES

11/3/24



April 14, 2022

To: City of Rockwall
Planning & Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: Creekside Commons Addition (Lots 1-14, Block A)
NEQ + SEQ of SH 205 and future FM 549
Rockwall, TX 75032
Exception Request Letter

On behalf of the Rockwall 205 Investors, LLC and 549 Crossing, LP, please accept this letter as a formal request for approval of an exception to the following provision found in Section 6.02(H) of the City of Rockwall Unified Development Code:

- *Utility Placement - All overhead utilities within any overlay district shall be placed underground.*

Over the past several months, both parties have been working with TXDOT, the utility provider (Farmers Electric Co-Op, or "FEC") and the City to identify the requirements and opportunities to comply with the above ordinance provision.

Attached is the latest cost proposal and design plan from FEC that is the minimum work required to achieve compliance for Lot 1, Block A only (i.e. "7-Eleven site"). FEC has also provided a supplemental email (*see attached*) relative to the projected cost and complexity for burying existing lines along the entire western and northern boundaries of the Creekside Commons development, but to date has not been able or willing to provide additional details or design, but intends to be present at the upcoming Planning Commission and Council meetings to answer questions.

Existing conditions are as follows:

- 1) TXDOT has already acquired the Right-of-Way from Rockwall 205 Investors for both the future SH 205 widening and future FM 549 re-alignment/widening projects.
- 2) Existing overhead utility lines are located approximately 65-ft into the existing TXDOT ROW. *We do not believe the existing regulations require us to bury power lines that are located so far from our property as to not reasonably be considered abutting.*
- 3) FEC has stated they already have a permit from TXDOT to relocate the existing overhead lines to the new ROW line
- 4) According to FEC, the existing overhead lines are "radial feed" lines that serve a large area of south Rockwall County, including both sides of SH 205 and FM 549.
- 5) In order to properly bury one or more individual pad sites in this area, FEC has stated the developer(s) must also relocate, bury and tie into existing facilities on the west side of SH 205, which requires two (2) highway crossings and at least one offsite easement from a 3rd party landowner. *As such, strict compliance with the requirement to bury overhead utility lines could be impossible.*

According to FEC, while service disruptions tend to be less frequent when underground lines are deployed, the time required to diagnose and restore a disruption is significantly higher. Therefore, if the existing lines must be buried FEC wants to convert these radial lines to a dual/redundant feed system that simultaneously costs much more to construct and requires more land area (easements) to accommodate various manholes, switchgear and other facilities. Further, in order to prevent disruption or damage to the utilities when the SH 205 and FM 549 construction is started, FEC will require these

Prudent Development

10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631



new lines to be entirely within private property in the form of a 15-ft easement. These are in addition to “private” electric easements required to serve each individual lot, which the applicant has always understood and agreed to place underground.

Another challenge for this development is the unusual circumstance of attempting to relocate and bury the overhead facilities prior to the ultimate relocation and reconfiguration of not one, but two, TXDOT highway improvement projects. The requirements to bury the line across both SH 205 and future FM 549 rights-of-way (as depicted on the 7-Eleven proposal/exhibit) is by itself driving the costs of complying with the ordinance to a level that will make it difficult/economically infeasible to develop any individual lots.

Last but not least, it is no secret that the ordinance requiring the burial of overhead utilities has been in place for many years, but has been quite commonly excepted. In fact, if one travels southbound along either SH 205 or FM 549 from Interstate 30 to the subject site, it is evident not one single commercial or residential development project has been required to bury lines on either side of those roadways despite plenty of new development over the years. It is the applicant’s opinion that only enforcing this now, and on this development, results in a disproportionate burden being placed on this development that, given the existing overhead lines in all directions that will likely remain in place for the foreseeable future, will do little to achieve the resiliency or reliability of these lines in severe weather events. In fact, immediately south of the subject property the Overlay and City limits both terminate, so it’s quite possible that if enforced this section of utility lines (along the east side of SH 205 only) will be the only lines in this section of the County that will be buried.

Compensatory Measures (Lot 1, Block A)

As it relates specifically to Lot 1 (i.e. “7-Eleven site” located at 4949 S. Goliad Street), it should be noted that this same variance was originally requested as part the applicant’s site plan approval application (i.e. case SP21-0021). At the same time, one other exception to the Overlay standards (i.e pitched roof design requirement for a building under 6,000-sf) was requested by the applicant and approved by the Commission; however, immediately prior to the Commission meeting in September 2021 the exception to the utility placement standards was pulled out for consideration by staff, and staff instructed the applicant it would need to submit a separate exception application later. *(This was subsequently attempted and withdrawn in November 2021, and since then 549 Crossing, LP has been working in good faith to determine the requirements to meet the ordinance).* **Having said all that, the applicant had proposed a combination of compensatory measures variances with the original SP21-0021 application that was intended to offset BOTH exceptions proposed, including:**

1. Increased landscape buffer along FM 549 from 10-feet to 20-feet per ARB recommendation.
2. Increased parking lot landscaping to nine (9) percent (5 percent minimum).
3. Increased natural stone on exterior elevations to 35% of total area.
4. Increased awnings provided on building façade.
5. Increased glazing area (windows on rear elevation).

Application of Legal Standard

As demonstrated by the above information, the legal standard for granting an exception to this requirement has been met. With respect to each of the below enumerated criteria from this standard, we offer the following responses:

- (A) If the proposed compensatory measures sufficiently offset the requested variance or exception.
Response: The five listed compensatory measures above offset the impact of granting this exception.
- (B) If such a request will substantially or permanently injure the appropriate use of adjacent property.



Response: As noted above, this would be the only property in the area with buried utility lines, and as such, it cannot be reasonably argued that adjacent properties (with overhead power utility lines) are injured.

(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.

Response: As noted above, it is our understanding from the utility provider that the burying of these lines can make outages last long due to the difficulty of accessing the lines for maintenance.

(D) If such a request will be contrary to the public interest.

Response: We are unaware of objections from any surrounding property owners, particular given that their properties currently have above ground utility lines.

(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

Response: The granting of this exception will not change any of the allowed uses of the property.

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.

Response: The proposed compensatory measures coupled with the other explanations in this request align with city policy and practice to date.

(G) If such a request will alter the essential character of the district in which the subject property is located.

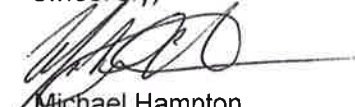
Response: As noted already, this would be the only property in the general vicinity to bury overhead utility lines.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

Response: If granted, this exception would not affect any of the zoning regulations applicable to the property.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,


Michael Hampton
Vice President
Prudent Development, LLC
(dba "549 Crossing, LP")

Prudent Development

10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631



2000 I-30 E - Greenville, TX 75402
(903) 455-1715

March 25, 2022

Keaton Mai, P.E.
Director of Civil Engineering
The Dimension Group

Re: 7-11 Hwy 205/FM 549 Rockwall, TX

Keaton,

At your request, and to satisfy The City of Rockwall's ordinance, Farmers' engineering has prepared a design and cost estimate for the burial of our existing overhead powerline that resides in the Hwy 205 ROW at the proposed 7-11 development. This design will require additional easements on the northeast and southwest corners of Hwy 205 and FM 549. The cost of this project is \$464,074.15 plus tax which includes all permitting and construction. This does not include easement acquisitions which will be the responsibility of the developer. This cost is valid for 30 days from the date on this letter and is contingent on Farmers' receiving an electric service application for the project. Upon your acceptance in writing, we can go over the design details including the additional easements that will be required. In addition, we can go over the design of the 7-11 electric facilities which are included in the project pricing above.

Please don't hesitate to contact me directly with any questions.

Sincerely,

Frank Spataro

Frank Spataro
Senior Project Coordinator
903-461-2452
fspataro@fecelectric.com

Michael Hampton

From: Shaun Chronister <schronister@farmerselectric.coop>
Sent: Thursday, April 14, 2022 2:44 PM
To: Michael Hampton
Subject: RE: 7-11 proposal letter (205 & 549)

Hey Michael,

I spent a couple hours yesterday reviewing your request for design and pricing to bury Farmers' overhead powerlines located in the state ROW in front of Parcel 30851 (Rockwall 205 Investors) and 113123 (7-11). As discussed, it is Farmers' design standard and practice to loop underground primary feeder lines. There is a couple reason for this.

1. Outage restoration – primary cable failures are difficult to and time consuming to troubleshoot. Once found the cable must be isolated removed from the conduit and replaced. In order to restore power to our members, we need to have the ability to leverage a loop to isolate the failed section of cable. This limits outage times considerably. Without looped facilities, outages depending on field conditions, could go on for hours or even days.
2. New services/load - Adding new load to underground electric feeder lines can be problematic as well. The manholes and switchgear required to add load are costly and can't be added to an existing system without de-energizing, cutting in the equipment, and often times repulling cable on at least one side of the run. In areas like this where there is no significant master plan, a loop is required so that section can be de-energized while no members are left without electric service. Installations of this sort take weeks.

In short, the quote that Farmers provided for burying the overhead facilities in front of the proposed 7-11 is a fair estimate and will be honored per the terms outlined in the letter.

The design and cost estimates requested for the properties adjacent to the proposed 7-11 have not been designed. As a courtesy, Farmers is providing ballpark estimates for the burial of the overhead facilities along on 205 north of the proposed 7-11 (\$550,000-\$700,000). Also, from the intersection of 205 & 1139 east to the intersection of 1139 and the new 549 extension (\$1,175,000 - \$1,300,000). Lastly, going south from the proposed underground facilities for 7-11 to the south edge of parcel 30851 along 205 (\$375,000 - \$450,000).

Again, these are very preliminary estimates. The ultimate design and costs are dependent on several factors such as easements, allowable ending location for overhead lines, the order in which these projects would be constructed, existing services, equipment needs (transformers, switchgear, manholes, junction boxes, and etc), bores, encasement requirements, other/existing underground utilities, and the list goes on.

I hope this helps to quantify things a bit. Please don't hesitate to reach out if I can be of further assistance.

Shaun Chronister

From: Michael Hampton <mhampton@prudentdevelopment.com>
Sent: Wednesday, April 13, 2022 5:47 PM
To: Shaun Chronister <schronister@farmerselectric.coop>
Cc: Keaton Mai <kmai@dimensiongroup.com>
Subject: RE: 7-11 proposal letter (205 & 549)

Ok, thanks for the update Shaun.

CAUTION NOTICE TO CONTRACTORS
 RECORDS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND WHERE NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES BY FIELD SURVEY PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES BY FIELD SURVEY PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES BY FIELD SURVEY PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ITEM	DESCRIPTION	QUANTITY
1	CONSTRUCT 1" CONCRETE PAVEMENT SECTION (SEE DETAIL)	1
2	INSTALL REINFORCED CONCRETE PAVEMENT	1
3	NEW UNDERGROUND FUEL STORAGE TANKS	1
4	NEW PARK TENTS	1
5	INSTALL AIR & WATER MACHINE	1
6	INSTALL (8) UNPAVED BOLLARDS PER FIRE PLANS	8
7	INSTALL HANDICAP VANWAY CARS (SEE ADA PLAN)	1
8	WHITE PAVEMENT SOLID PARKING STRIPES	1
9	HANDICAP VAN PARKING	1
10	STANDARD VEHICLE LIGHT POLE (PHOTOGRAPHIC PLAN)	1
11	NEW GASOLINE CANTY	1
12	NEW MULTIPHASE DEPENDERS	1
13	NEW TRANSFORMERS	1
14	NEW ID. SIGN (BY SEPARATE PERMIT)	1
15	NEW 4" WIDE FIRE LINE STRIPS	1
16	NEW BARRIER FREE RAMP	1
17	NEW BOLLARDS IN PARKING SPACES (PER ARCH. PLANS)	1
18	NEW FIRE HYDRANT LOCATION	1
19	NEW FIRE MICHAMBER	1
20	NEW CO2 & NITROGEN CARGES	1
21	NEW PROPANE CAGE	1

TYPE	COMMERCIAL CONCERNANCE STORE (VINYL SALES)
LOT AREA	62,486 S.F. (1.43 ACRES)
BUILDING SQUARE FOOTAGE	5,208 S.F.
CANOPY SQUARE FOOTAGE	3,840 S.F.
PAVING	18'-6"
BUILDING HEIGHT	1'-6"
TOTAL PERVIOUS COVER	10,742 S.F. OR 24%
TOTAL IMPERVIOUS COVER	48,712 S.F. OR 76%
PARKING REQUIRED	27 SPACES (1,250 G.P.A.)
PAVING REQUIRED	27 SPACES
HANDICAP PARKING REQUIRED	2 SPACES

LINE	BEARING	DISTANCE
1	S 89° 02' 00" W	13.00'
2	S 89° 02' 00" W	13.00'
3	S 89° 02' 00" W	13.00'
4	S 89° 02' 00" W	13.00'

CITY OF ROCKWALL MONUMENTS
 GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
 TEXAS NORTH CENTRAL ZONE 60201
 CORNER ALUMINUM DISK STAMPED CITY OF ROCKWALL SURVEY MONUMENT
 MAY 17 1983 13.00' NORTH OF CURB LINE IN CENTER OF CURVE
 N 7019853.13 E 2098533.88 ELEVATION 690.8
 CORNER BRASS DISK STAMPED CITY OF ROCKWALL SURVEY MONUMENT ON
 OF CURB LINE 130.00' EAST INTERSECTION OF DISCOVERY/COMPOSITE
 N 702550.12 E 2097428.88 ELEVATION 595.63'

GENERAL NOTES
 1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKWALL, TEXAS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
 4. THE CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION. ALL TRUCKS AND DEVICES SHALL BE PROTECTED BY AT ALL TIMES. COMMERCIAL CONSTRUCTION
 OVERHEADS SHALL BE PROTECTED BY PROTECTIVE DEVICES.
 5. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.
 6. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.
 7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.
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 10. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.

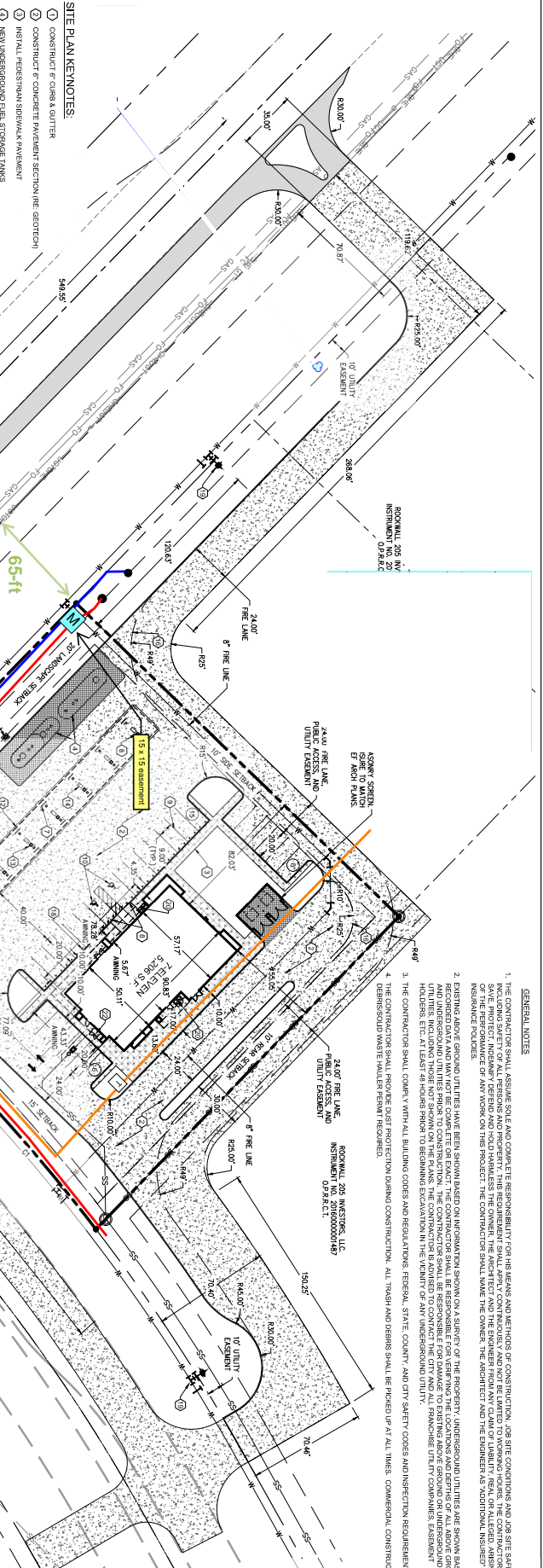
PAVING LEGEND
 6" THICK 4000 PSI 14 REBAR
 7" THICK 4000 PSI 14 REBAR
 8" THICK 4000 PSI 14 REBAR AT TP O.C.E.M. (6.5 STOCK MAX)
 4" THICK 3000 PSI REBAR AT TP O.C.E.M. (6.5 STOCK MAX)

NO COST TO OWNER

ENGINEER/APPLICANT
 THE DIMENSION GROUP
 DALLAS, TX 75228
 PHONE: (214) 343-8400
 CONTRACT: MONTOML.MAL.PE
 OWNER/DEVELOPER
 PRUDENT DEVELOPMENT
 DALLAS, TEXAS 75228
 PHONE: (214) 271-4630
 CONTACT: MICHAEL HANAPRON

VICINITY MAP
 LOT 1, BLOCK A, CREEKSIDE COMMONS ADDITION
 NWC STATE HIGHWAY 205 & F.M. 549
 A 1.50 ACRE TRACT OF LAND IN THE
 WILLIAM IV, FORD SURVEY, ABST. NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT #SP2021-021
 August 3, 2021

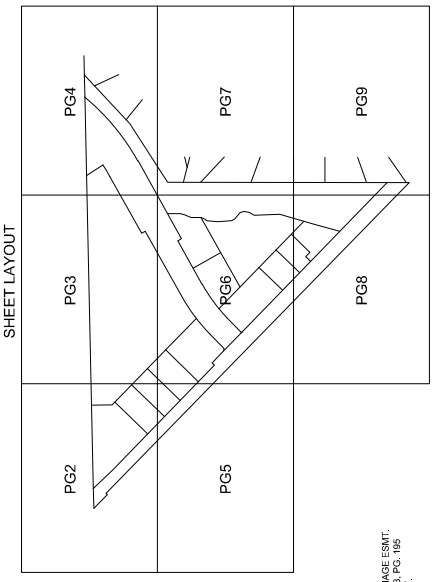
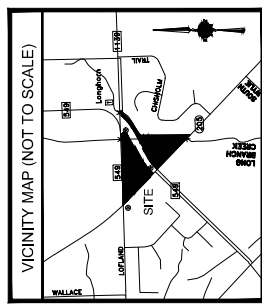
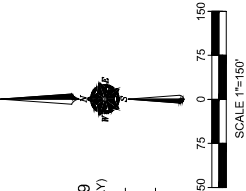
SITE PLAN
 7-ELEVEN STORE
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS



NO.	DATE	REVISION DESCRIPTION	BY

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THE DIMENSION GROUP
 ARCHITECTURE - CIVIL, ENVIRONMENTAL - MEP ENGINEERING
 10755 SANDHILL ROAD, DALLAS, TEXAS 75228
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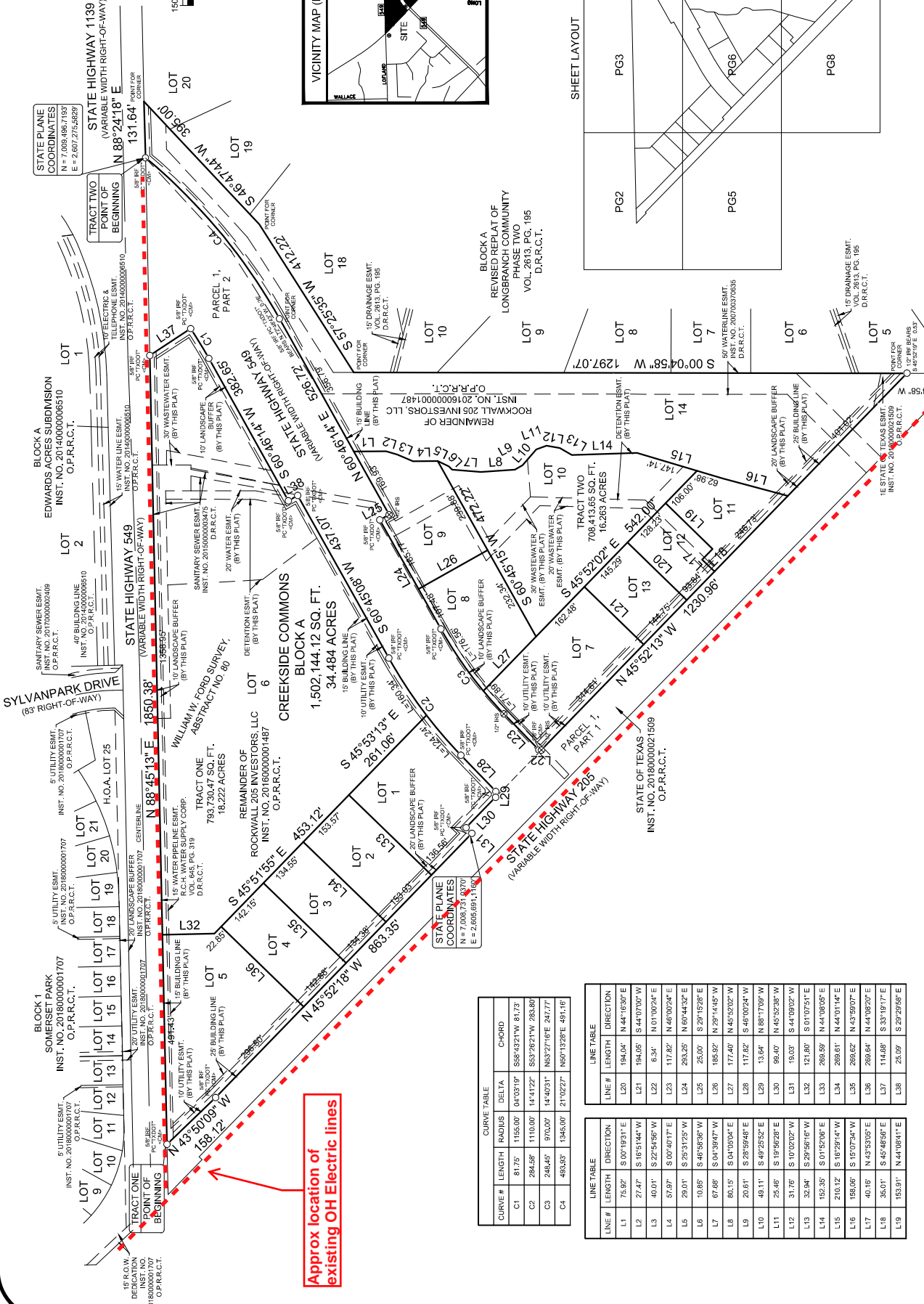
PRELIMINARY PLAT
CREEKSIDE COMMONS
 LOTS 1-14, BLOCK A
 BEING TRACTS OF LAND SITUATED IN THE
 WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 1,502,144.12 SQUARE FEET / 34.484 ACRES
 CASE NO.

TEXAS HERITAGE
SURVEYING, LLC
 SURVEYOR
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300



OWNER
 ROCKWALL 205 INVESTORS, LLC
 1 LANDVILLIE TRAIL
 HEATH, TEXAS 75032

ENGINEER
 THE DIMENSION GROUP
 10000 W. PARKWAY
 DALLAS, TEXAS 75238
 attn: KEATON MAI



Approx location of existing OH Electric lines

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°09'19"	586.43217W 81.73'
C2	264.58'	1110.00'	14°41'22"	552.26211W 263.60'
C3	288.45'	970.00'	14°40'31"	585.27167E 281.77'
C4	493.35'	1345.00'	21°02'27"	560.12287E 491.16'

LINE TABLE

LINE#	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°51'56" W
L4	57.97'	S 00°40'17" E
L5	29.91'	S 25°31'25" W
L6	10.85'	S 46°58'56" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°50'04" E
L9	20.91'	S 29°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	192.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	193.06'	S 15°07'34" W
L17	40.16'	S 43°53'05" E
L18	36.01'	S 45°48'56" E
L19	153.91'	N 41°08'41" E

LINE TABLE

LINE#	LENGTH	DIRECTION
L20	194.04'	N 41°16'30" E
L21	194.05'	S 44°07'00" W
L22	6.34'	N 01°00'24" E
L23	117.82'	N 46°00'24" E
L24	293.25'	N 89°44'32" E
L25	25.00'	S 29°19'28" E
L26	185.92'	N 29°14'45" W
L27	177.40'	N 45°52'02" W
L28	117.82'	S 46°00'24" W
L29	13.64'	N 89°17'09" W
L30	99.40'	N 45°52'38" W
L31	19.03'	S 44°08'02" W
L32	263.59'	N 44°01'14" E
L33	269.81'	N 43°59'07" E
L34	269.82'	N 44°09'20" E
L35	114.68'	S 33°19'17" E
L36	25.09'	S 29°29'58" E

LEGEND:
 IRF IRON ROD FOUND
 IRON ROD SET WITH PINK CAP STAMPED "TADOT"
 IRON ROD SET WITH YELLOW CAP STAMPED "THIS"
 IRIS IRIS
 D.R.A.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.A.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
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 INST. NO. INSTRUMENT NUMBER
 VOL. PG. VOLUME PAGE
 C.M.T. COUNTY MAP TITLED
 L.S. LENGTH