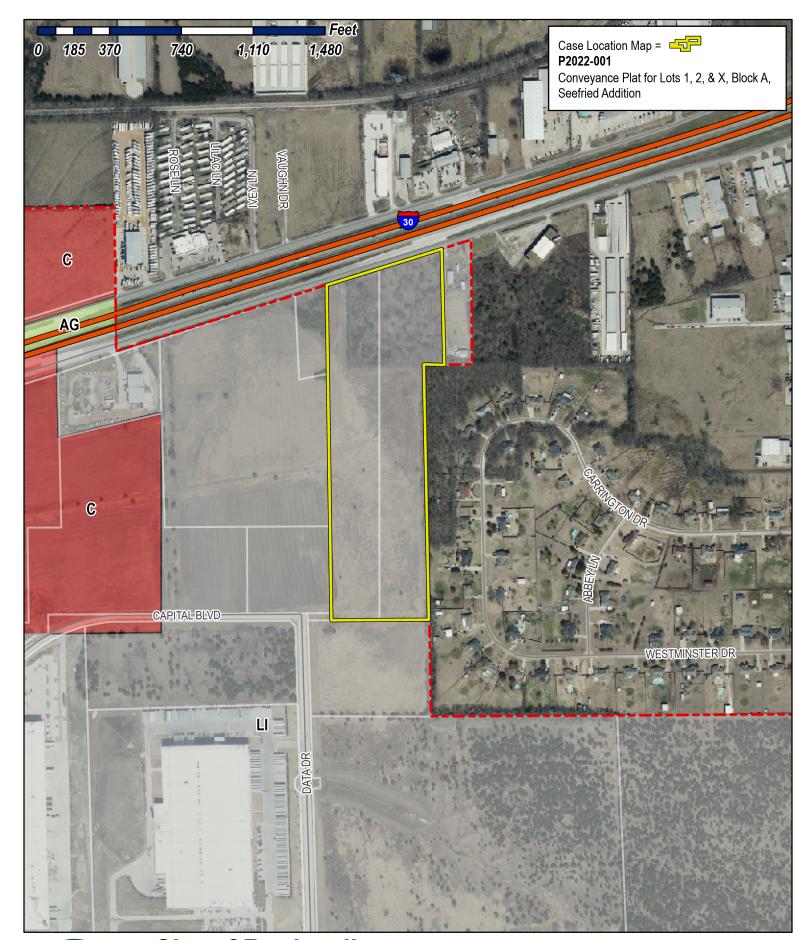
PLEASE CHECK THE	DEVELOPMENT A City of Rockwall Planning and Zoning De 385 S. Goliad Street Rockwall, Texas 75087	partment	ON PLA <u>NO</u> CIT SIG DIR CIT	Y UNTIL THE PLAN SNED BELOW. Rector of plann Y Engineer:	ION IS NOT CONSIE NING DIRECTOR AF	ND CITY ENGI	PTED BY THE NEER HAVE
PLATTING APPLI ☐ MASTER PLAT ☐ PRELIMINARY ☑ FINAL PLAT (\$ ☐ REPLAT (\$300) ☐ AMENDING OF ☐ PLAT REINSTA SITE PLAN APPLI ☐ SITE PLAN (\$2	CATION FEES: (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		ZONING APPL ZONING CH SPECIFIC U PD DEVELO OTHER APPL TREE REM VARIANCE NOTES: 1: IN DETERMINING PER ACRE AMOUN 2: A \$1,000.00 FEE	ICATION FEES: HANGE (\$200.00 - JSE PERMIT (\$20 DPMENT PLANS ICATION FEES: OVAL (\$75.00) REQUEST/SPEC THE FEE, PLEASE US T. FOR REQUESTS ON WILL BE ADDED TO		RE) ^{1 & 2} ACRE) ¹ (\$100.00) ² E WHEN MULTIP ROUND UP TO C EE FOR ANY RE	ONE (1) ACRE. EQUEST THAT
	ORMATION [PLEASE PRINT]						
	s 1220 DATA DRIVE AND 1280						
	N R.B. IRVINE SURVEY, ABST			LOT	1 AND 2	BLOCK	1
GENERAL LOCATIO	N NEC OF CAPITAL BLVD AND	DATA DRIVE					
ender anderen anderen anderen anderen er en	LAN AND PLATTING INFORMA	TION [PLEASE PRIM	0.11-3				
CURRENT ZONIN	G LIGHT INDUSTRIAL		CURRENT US				
PROPOSED ZONIN	G LIGHT INDUSTRIAL	F	PROPOSED US	E INDUSTRIAL			
ACREAG	E 22.51 LC	DTS [CURRENT] 2		LO.	TS [PROPOSED]	2	
REGARD TO ITS	<u>D PLATS</u> : BY CHECKING THIS BOX YOU AC APPROVAL PROCESS, AND FAILURE TO AD DENIAL OF YOUR CASE.						
OWNER/APPLIC	ANT/AGENT INFORMATION [PI					REQUIRED]	
	BAKER SCHWIMMER VENTUR	RES LP	APPLICANT	BGE ENGINEERI	NG		
CONTACT PERSON	RANDALL SCHWIMMER	CON	TACT PERSON	NICK HOBBS			
ADDRESS	2633 MCKINNEY AVE, STE 130-510		ADDRESS	2595 DALLAS PA	ARKWAY, SUITE 101	1	
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY	Y, STATE & ZIP	FRISCO, TEXAS	S 75034		
PHONE	214-923-3554		PHONE	972-464-4800			
E-MAIL	THESCHWIMMER@GMAIL.COM		E-MAIL	NHOBBS@B	GEINC.COM		
BEFORE ME, THE UNDE STATED THE INFORMA "I HEREBY CERTIFY THA S	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSON TON ON THIS APPLICATION TO BE TRUE AND T I AM THE OWNER FOR THE PURPOSE OF THIS , TO COVER THE COST OF THIS D WITHIN THIS APPLICATION, IF SUCH REPROD O AND SEAL OF OFFICE ON THIS THE	D CERTIFIED THE FOLL APPLICATION; ALL INFO APPLICATION, I ALS BEEI VLICATION, I AGREE THA IC. THE CITY IS ALSO DUCTION IS ASSOCIATE	ORMATION SUBMI N PAID TO THE CI AT THE CITY OF F AUTHORIZED A	TTED HEREIN IS TR TY OF ROCKWALL (ROCKWALL (I.E. "CIT ND PERMITTED TO	UE AND CORRECT; A DN THIS THE1 Y") IS AUTHORIZED REPRODUCE ANY OR PUBLIC INFORM	AND THE APPL 1th AND PERMITT COPYRIGHTEL ATION." ATHAN ULISS	DAY O ED TO PROVID D INFORMATIO SES AYALA
	OWNER'S SIGNATURE Member, Baker Schwimmer Venture Fun DFOR THE STATE OF TEXAS	d, LLC, GP to Baker	Schwimmer Ve			Notary ID # 1 xpires May 2	See and believe and the second second

	DEVELOPMENT APPLICATION City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087			PLAI <u>NOT</u> CITY SIGN DIRE CITY	STAFF USE ONLY PLANNING & ZONING CASE NO. <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW. DIRECTOR OF PLANNING: CITY ENGINEER:		
Frank and the second se		DINDICATE THE TYPE O		Contraction of the local division of the	EQUEST [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)			□ Z(□ SI □ PI OTHI □ TF □ V/	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 *2 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 *0 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2			
SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			1: IN DE PER AC 2: A <u>\$</u> INVOL	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. 2: A <u>\$1,000.00</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	ORMATION [PLEASE PRINT]						
ADDRES	1220 DATA DRIVE AN	ID 1280 DATA DRI	VE				
SUBDIVISIO	R.B. IRVINE SURVEY	, ABSTRACT NO. 4	20		LOT 1 AND 2 BLOCK 1		
GENERAL LOCATIO	NEC OF CAPITAL BL	VD AND DATA DRI	VE				
ZONING, SITE P	LAN AND PLATTING IN	FORMATION (PLEAS	E PRINT]				
•	G LIGHT INDUSTRIAL		10.00	CURRENT USE VACANT			
PROPOSED ZONING	G LIGHT INDUSTRIAL		PROP	DSED USE	EINDUSTRIAL		
ACREAG	E 22.51	LOTS [CURRENT	2		LOTS [PROPOSED] 2		
REGARD TO ITS							
OWNER/APPLIC	ANT/AGENT INFORMA	FION [PLEASE PRINT/CH	ECK THE PR	IMARY CO	NTACT/ORIGINAL SIGNATURES ARE REQUIRED]		
	PHASE 17 INVESTMEN	TS LP	X AP	PLICANT			
CONTACT PERSON	RANDALL SCHWIMME		CONTACT	PERSON			
ADDRESS	2633 MCKINNEY AVE, STE 130	-510	А	DDRESS	2595 DALLAS PARKWAY, SUITE 101		
CITY, STATE & ZIP	DALLAS, TEXAS 75204		CITY, STA	TE & ZIP	FRISCO, TEXAS 75034		
PHONE	214-923-3554			PHONE	972-464-4800		
E-MAIL	THESCHWIMMER@GMAIL.COM	THESCHWIMMER@GMAIL.COM		E-MAIL	NHOBBS@BGEINC.COM		
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] [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 							
GIVEN UNDER MY HANE	AND SEAL OF OFFICE ON THIS T	HE 11 DAY OF Janu	iry	, 20 <u>2</u>	2. JONATHAN ULISSES AYALA		
OWNER'S SIGNATURE By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP					My Notary ID # 133116723		
NOTARY PUBLIC IN AND	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jonath dayu My Some Stores May 24, 2024						

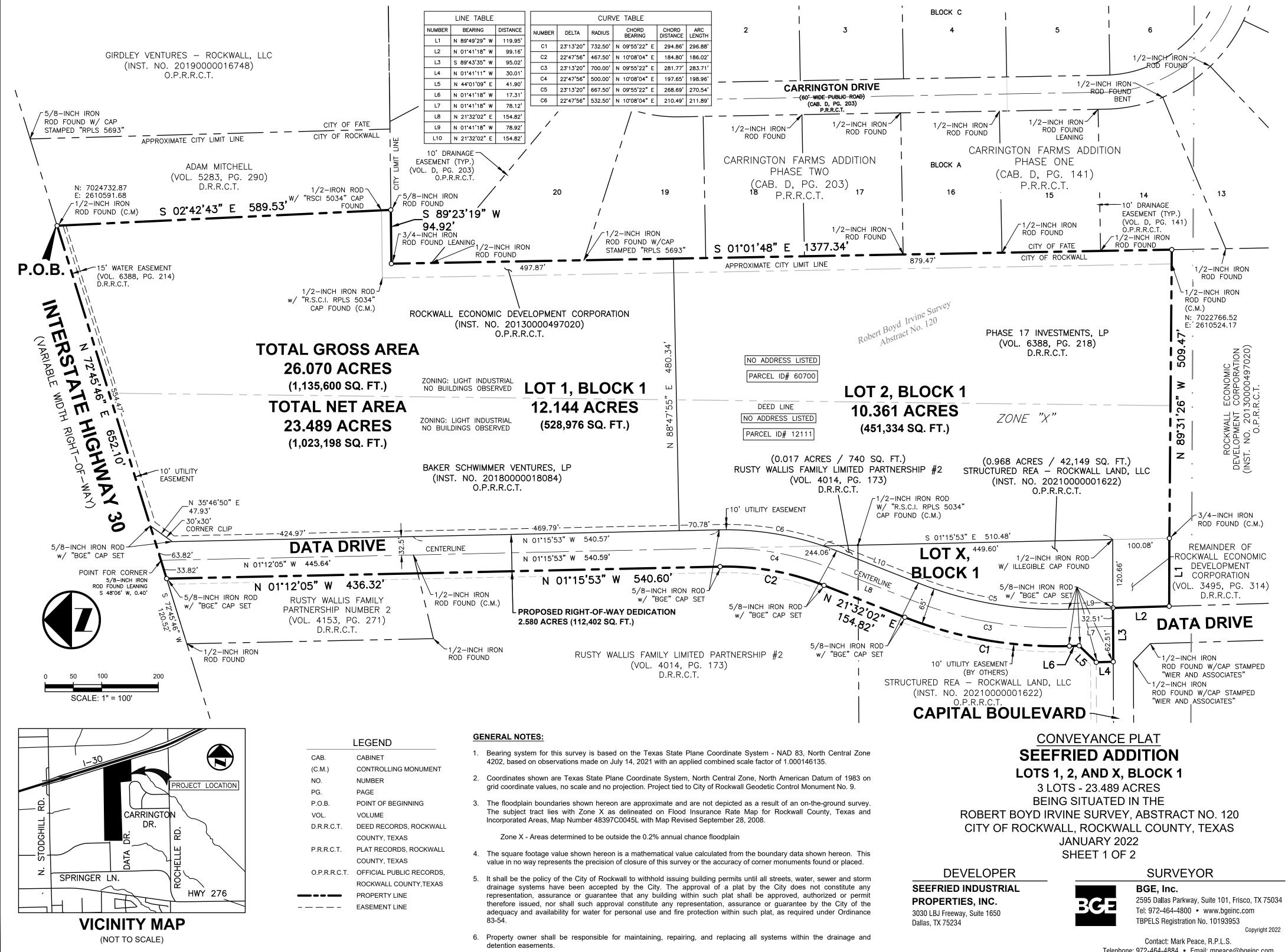




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF ROCKWALL

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two:

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner:

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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

Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- the permission of anyone
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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 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.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Witness, my hand this the _____ day of _____, 2022.

Baker Schwimmer Ventures, LP

Name Title

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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 , 2022.

Notary Public in and for the State of Texas

My Commission Expires:

Phase 17 Investments, LP By:

> Name Title

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _

Given upon my hand and seal of office this day of _____ , 2022.

Notary Public in and for the State of Texas

My Commission Expires:

Rockwall Economic Development Corporation

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated

Given upon my hand and seal of office this day of , 2022.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL Planning and Zoning Commission Date APPROVED hereby certify that the above and foregoing plat of SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of , 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations. WITNESS OUR HANDS, this day of ____ . 2022.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Name Title

By:

STATE OF TEXAS

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 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, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring

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.

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 structures, and alleys, all according to the specifications of the City of Rockwall; or

Rusty Wallis Family Limited Partnership #2

Name	
Title	

STATE OF TEXAS COUNTY OF ROCKWALL

_, known to me to be the person whose name is

Before me, the undersigned authority, on this day personally appeared ____ _, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this day of _____ , 2022.

Notary Public in and for the State of Texas

My Commission Expires:

Structured REA - Rockwall Land, LLC

Nam
Title

STATE OF TEXAS COUNTY OF ROCKWALL

, 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

Before me, the undersigned authority, on this day personally appeared _ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

, 2022.

Given upon my hand and seal of office this day of _____

Notary Public in and for the State of Texas

My Commission Expires:

CONVEYANCE PLAT **SEEFRIED ADDITION**

LOTS 1, 2, AND X, BLOCK 1 3 LOTS - 23.489 ACRES BEING SITUATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JANUARY 2022 SHEET 2 OF 2

City Engineer, City of Rockwall

DEVELOPER

SEEFRIED INDUSTRIAL **PROPERTIES. INC.** 3030 LBJ Freeway, Suite 1650 Dallas, TX 75234



SURVEYOR

BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Registration No. 10193953

Copyright 2022

Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

Conveyance Plat - Lot 1

Closure Report 2022 Mon Jan 10 16:33:56

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 497.87

7024671.97 2610915.07 S 88°47'55" W 480.34

7024661.90 2610434.84 N 01°15'53" W 469.79

7025131.57 2610424.47 N 01°12'05" W 424.97

7025556.45 2610415.55 N 35°46'50" E 47.93

7025595.33 2610443.58 N 72°45'46" E 554.47

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

Conveyance Plat - Lot 2

Closure Report 2022 Mon Jan 10 16:36:08

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length 7023792.64 2610930.88 N 89°31'26" W 509.47 7023796.87 2610421.43 N 89°49'29" W 119.95 7023797.24 2610301.48 N 01°41'18" W 99.16 7023896.35 2610298.55 N 89°43'35" E 120.66 7023896.93 2610419.22 N 01°15'53" W 510.48 7024407.28 2610407.95 Left 20°07'16" 532.50 N 08°47'45" E 186.04 187.00 7024591.14 2610436.40 N 01°15'53" W 70.78 7024661.90 2610434.84 N 88°47'55" E 480.34 7024671.97 2610915.07 S 01°01'48" E 879.47 Closure Error Distance> 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

Conveyance Plat - ROW Dedication

Closure Report 2022

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length

Mon Jan 10 16:38:04

7025566.40 2610350.33 N 72°45'46" E 97.63

7025595.33 2610443.58 S 35°46'50" W 47.93

7025556.45 2610415.55 S 01°12'05" E 424.97

7025131.57 2610424.47 S 01°15'53" E 540.57

7024591.142610436.40Right22°47'56"532.50S 10°08'04" W210.49211.89

7024383.93 2610399.36 S 21°32'02" W 154.82

 7024239.91
 2610342.53
 Left
 23°13'20"
 667.50
 \$ 09°55'22" W
 268.69

 270.54

 268.69

 268.69

 268.69

 268.69

7023975.24 2610296.23 S 01°41'18" E 78.92

7023896.35 2610298.55 S 89°43'35" W 95.02

7023895.90 2610203.54 N 01°41'11" W 30.01

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

 7023973.33
 2610231.26
 Right
 23°13'20"
 732.50
 N 09°55'22" E
 294.86

 296.88

 294.86

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.792610338.90Left22°47'56"467.50N 10°08'04" E184.80186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000 Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

Conveyance Plat

Closure Report 2022 Mon Jan 10 16:29:58

Northing Easting Angle Distance Direction Delta Radius Chord Angle Chord Length Arc Length 7025759.64 2610973.14 S 02°42'43" E 589.53

7025170.77 2611001.04 S 89°23'19" W 94.92

7025169.76 2610906.12 S 01°01'48" E 1377.34

7023792.64 2610930.88 N 89°31'26" W 509.47

7023796.87 2610421.43 N 89°49'29" W 119.95

7023797.24 2610301.48 N 01°41'18" W 99.16

7023896.35 2610298.55 S 89°43'35" W 95.02

7023895.90 2610203.54 N 01°41'11" W 30.01

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

 7023973.33
 2610231.26
 Right
 23°13'20"
 732.50
 N 09°55'22" E
 294.86

 296.88

 294.86

 294.86

 294.86

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.792610338.90Left22°47'56"467.50N 10°08'04" E184.80186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance> 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres



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CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:		Case Number	
Minor/Amending Plat Final Plat (CONVETANCE) Master Plat	Replat Preliminary Plat	Reviewed By:	
Master Plat PLAT)	Vacation Plat	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. -....

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Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]		Ø	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 ✓ Treescape Plan ✓ Landscape Plan ✓ Plat Reinstatement Request	d d d d		[Final Plat, Preliminary Plat & Master Plat] If Applicable [Final Plat & Preliminary Plat] If Applicable [Final Plat & Preliminary Plat] Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]			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]	ø		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 Number of Lots (Proposed) Total Acreage City, State, County	ø		Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	□∕		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]	ď		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]			A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]			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]	Ø		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]	ø		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]			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]			Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	Ø		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	Ø		Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]			Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		Ø	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]			Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	Ø		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 [Final Plat, Preliminary Plat & Master Plat]	Ø		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	Ø		Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips Final Plat & Preliminary Plat]			Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings Preliminary Plat]		Ø	Locate and identify existing and/or proposed median openings and left turi channelization.
opographical Contours Preliminary Plat & Master Plat]	e		Topographical information and physical features to include contours at 2-foc intervals.
Flood Elevations Preliminary Plat & Master Plat]		Ø	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas Preliminary Plat & Master Plat]			Show all drainage areas and all proposed storm drainages areas with sizes applicable.
Nooded Areas Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information Preliminary Plat & Master Plat]		Ø	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 [Master Plat]		D⁄	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 Preliminary Plat & Master Plat]			Identify the dimensions, names and description of all parks and open spaces both existing and proposed. For Master Plats also indicate schools and othe public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements Preliminary Plat]		Ø	Indicate how the proposed improvements would relate to those in th surrounding area.
Water Sources [Preliminary Plat]			Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		Ø	Indicate sewage disposal method inside the city limits or in the extraterritoria jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	Ø		Record owners of contiguous parcels of subdivided land, names and lot pattern of contiguous subdivisions, approved Concept Plans, reference recorder subdivision plats adjoining platted land by record name and by deed recorr volume and page.
Phasing Plan [Master Plat]		ø	Designation of each phase of development within the subdivision, the order or development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]			Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service Master Plat]		₽∕	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 [Final Plat]	ď		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 or such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	Ø		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 Final Plat]			Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language Final Plat]	₽ [,]		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature Final Plat]	Ę.		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 Final Plat]	Ę,		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 [Final Plat]	Ø		Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat [Final Plat]	Ø	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	Q	Review the proposed plans and plat with electric, gas, cable and phone companies.

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