

DEVELOPMENT APPLICATION

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

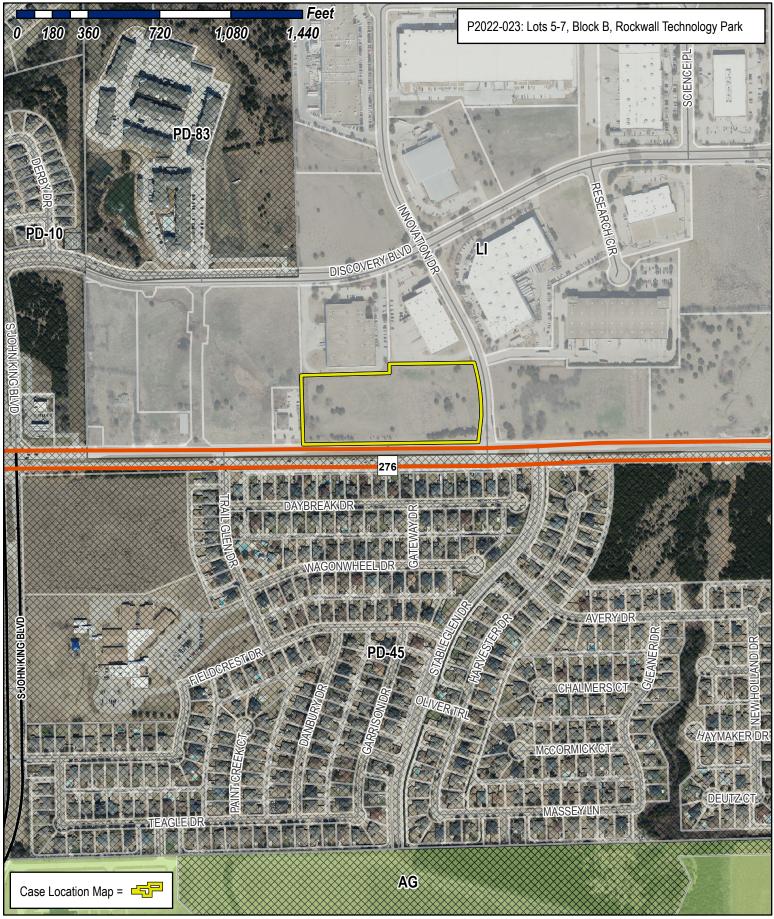
r s	TAFF USE ONLY
PI	LANNING & ZONING CASE NO.
C	<u>OTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE ITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE IGNED BELOW.
DI	RECTOR OF PLANNING:

6 EMP/ Comm. Exp. 01-08-2024

	Rockwall, Texas 75087		CITY	ENGINEER:			N-018	
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE	OF DEVELOPMEN	T RE	QUEST [SELECT	ONLY ON	E BOX]:		
PLATTING APPLIC MASTER PLAT PRELIMINARY F FINAL PLAT (\$300.0 AMENDING OR PLAT REINSTAT SITE PLAN APPLIC SITE PLAN (\$25	ZONING A ZONING SPECIF PD DEV OTHER AF TREE F VARIAN NOTES: IN DETERMIPER ACRE AM 2: A \$1,00.00	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ☐ NOTES: ☐ 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. ☐ 31.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING						
PROPERTY INFO	DRMATION [PLEASE PRINT]							
ADDRESS	S 1901 State Highway 276							
SUBDIVISION	N Rockwall Technology Park			LOT	4		BLOCK	В
GENERAL LOCATION	Northwest corner for innovation drive and	HWY 276.						
ZONING. SITE PI	LAN AND PLATTING INFORMATION (PLEA	ASE DDINTI						
CURRENT ZONING		CURRENT	USE	Light Indust	rial			
PROPOSED ZONING		PROPOSED	USE	Light Indus				
ACREAGE						SED] 3		
REGARD TO ITS A RESULT IN THE D	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY O BENIAL OF YOUR CASE.	F STAFF'S COMMEN	TS BY	AGE OF <u>HB3167</u> 1 THE DATE PROVI	THE CITY I DED ON T	NO LONGE HE DEVELO	R HAS FLE OPMENT C	EXIBILITY WITH ALENDAR WILL
	ANT/AGENT INFORMATION [PLEASE PRINT/O					S ARE REC	QUIRED]	
OWNER	Rockwall EDC			Links Constru	iction			
CONTACT PERSON	Phil Wagner	CONTACT PERS	ON	Alison Winge				
ADDRESS	PO Box 968	ADDRE	SS	525 S Loop 2	88 Suite	105		
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE &	ZIP	Denton, TX 7	6034			
PHONE	972-772-0025	PHC	NE	214-680-058	3			
E-MAIL	pwagner@rockwalledc.com	E-M	AIL	awinget@lin	ksconstr	uction.co	om	
STATED THE INFORMATI	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, F	ALL INFORMATION SU	IBMITT	TED HEREIN IS TRU	E AND COR			SIGNED, WHO
MA 4 INFORMATION CONTAINE	20 3 BY SIGNING THIS APPLICATION, I AGI D WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY I TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	REE THAT THE CITY (IS ALSO AUTHORIZE)	OF RO	CKWALL (I.E. "CITY PERMITTED TO F	") IS AUTHO REPRODUC	F ANY COR	PYRIGHTED	DAY OF ED TO PROVIDE) INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE QTH DAY OF	ills :	202	2	Illimited and a second	ENNIFF	R L. HAI	MMONDS

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

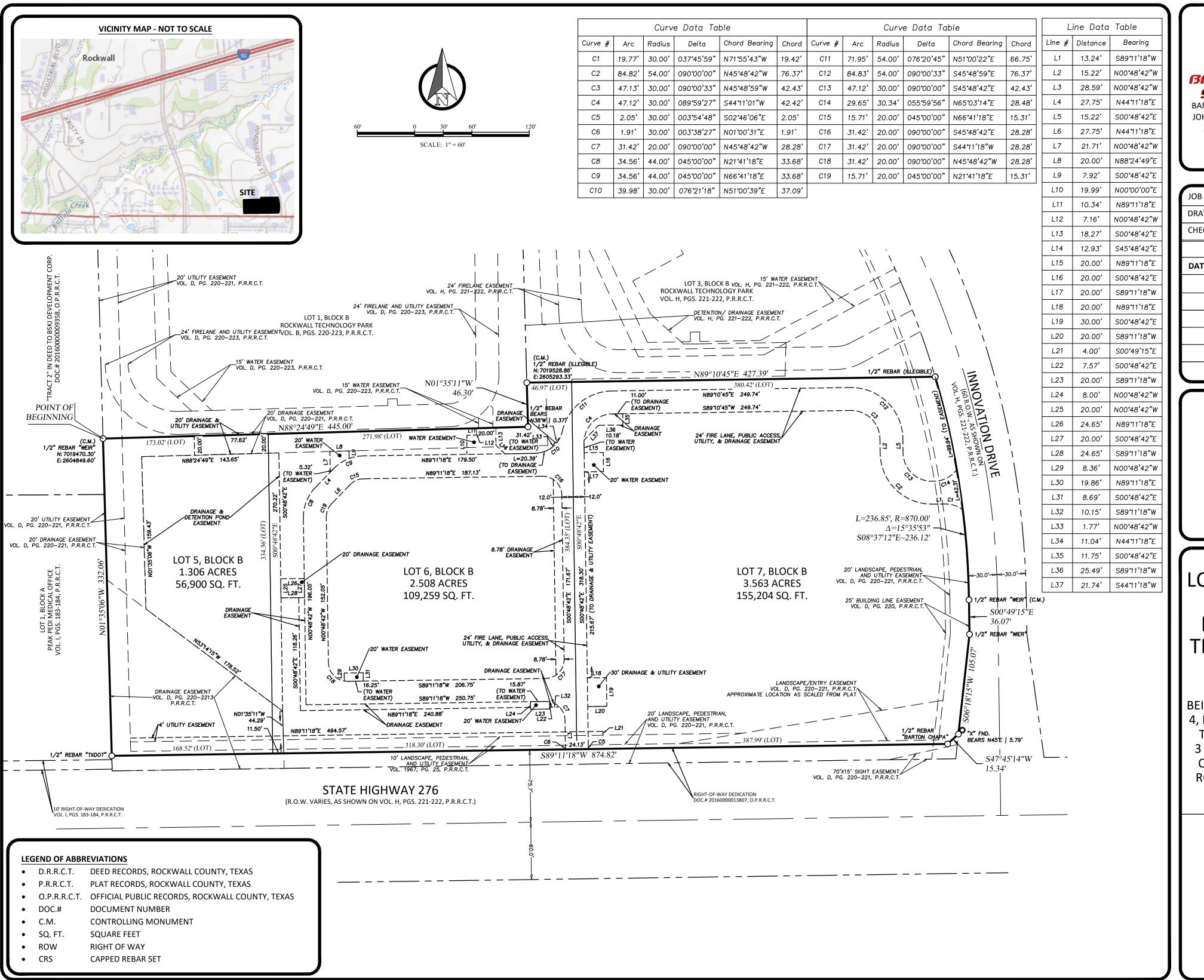




City of Rockwall

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.







BARTON CHAPA SURVEYING, LLC JOHN H. BARTON, III RPLS# 6737 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 (817) 864-1957 JACK@BCSDFW.COM

JOB NO. 2021.024.011

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

ENGINEER

KIRKMAN ENGINEERING 5200 State Highway 121 Colleyville, TX 76034 Phone: 817-488-4960

OWNER ROCKWALL ECONOMIC DEVELOPMENT CORPORATION 697 E. I.H. 30 P.O. BOX 968 ROCKWALL, TX 75087 PH. 972.772.0025

FINAL PLAT LOTS 5, 6, & 7, BLOCK B ROCKWALL TECHNOLOGY PARK

BEING A REPLAT OF LOT 4, BLOCK B, ROCKWALL TECHNOLOGY PARK 3 LOTS - 7.377 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

1 OF 2

CITY CASE# XXXXX-XX

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a portion of Lot 4 in Block B of Rockwall Technology Park, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded under Cabinet H, Slide 221, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "WEIR" found for the northwest corner of said Lot 4, same being the northwest corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

- 1. North 88 degrees 24 minutes 49 seconds East, a distance of 445.00 feet to a point from which a 1/2 inch rebar found bears North 38 degrees West, a distance of 0.37 feet;
- 2. North 01 degrees 35 minutes 11 seconds West, a distance of 46.30 feet to a 1/2 inch rebar found;
- 3. North 89 degrees 10 minutes 45 seconds East, a distance of 427.39 feet to a 1/2 inch rebar with an illegible cap found at the beginning of a non-tangent curve to the right, having a radius of 870.00 feet, with a delta angle of 15 degrees 35 minutes 53 seconds, whose chord bears South 08 degrees 37 minutes 12 seconds East, a distance of 236.12 feet;
- 4. Along said non-tangent curve to the right, an arc length of 236.85 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
- 5. South 00 degrees 49 minutes 15 seconds East, a distance of 36.07 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
- 6. South 06 degrees 18 minutes 15 seconds West, a distance of 105.07 feet to a point for the northeast corner of a tract of land described by deed to the State of Texas as recorded under Document Number 20160000013807, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), from which an "X" cut found bears North 45 degrees East, a distance of 5.79 feet;

THENCE South 47 degrees 45 minutes 14 seconds West, with the northwest line of said State of Texas tract, a distance of 15.34 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found at a re-entrant corner thereof;

THENCE South 89 degrees 11 minutes 18 seconds West, with the north line of said State of Texas tract, a distance of 874.82 feet to a 1/2 inch rebar with cap stamped, "TXDOT" found for the northwest corner thereof, same being in the west line of said Lot 4;

THENCE North 01 degrees 35 minutes 06 seconds West, with the west line of said Lot 4, a distance of 332.06 feet to the **POINT OF BEGINNING** and enclosing 7.377 acres (321,342 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK, 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 LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK 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.
- 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. 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.

Rockwall Economic Dev	elopment Corporation (authorized agent)
STATE OF TEXAS	§
COUNTY OF	§
appearedforegoing instrument a	signed, a Notary Public in and for the State of Texas, on this day personally, known to me to be the person whose name is subscribed to the nd acknowledged to me that he executed the same as for the purpose and expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- 2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- 3. Monuments are found unless specifically designated as set.
- 4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- 1. 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.
- 2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

City Engineer

I, John H. Barton III, a Registered Professional Land Surveyor of 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.

Date of Plat/Map: April 11, 2022

John H. Barton III, RPLS# 6737
Discorder 0. Zerolan Communication Chairman
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 Planning Director of the City of Rockwall or the day of, 20 This approval shall be
invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this day of, 20
Mayor, City of Rockwall
City Secretary



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