



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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

CURRENT ZONING PD-73

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE Regional Detention Pond

ACREAGE 8.008

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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$320.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF February, 2022. 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."

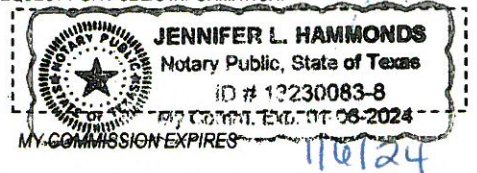
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2022

OWNER'S SIGNATURE

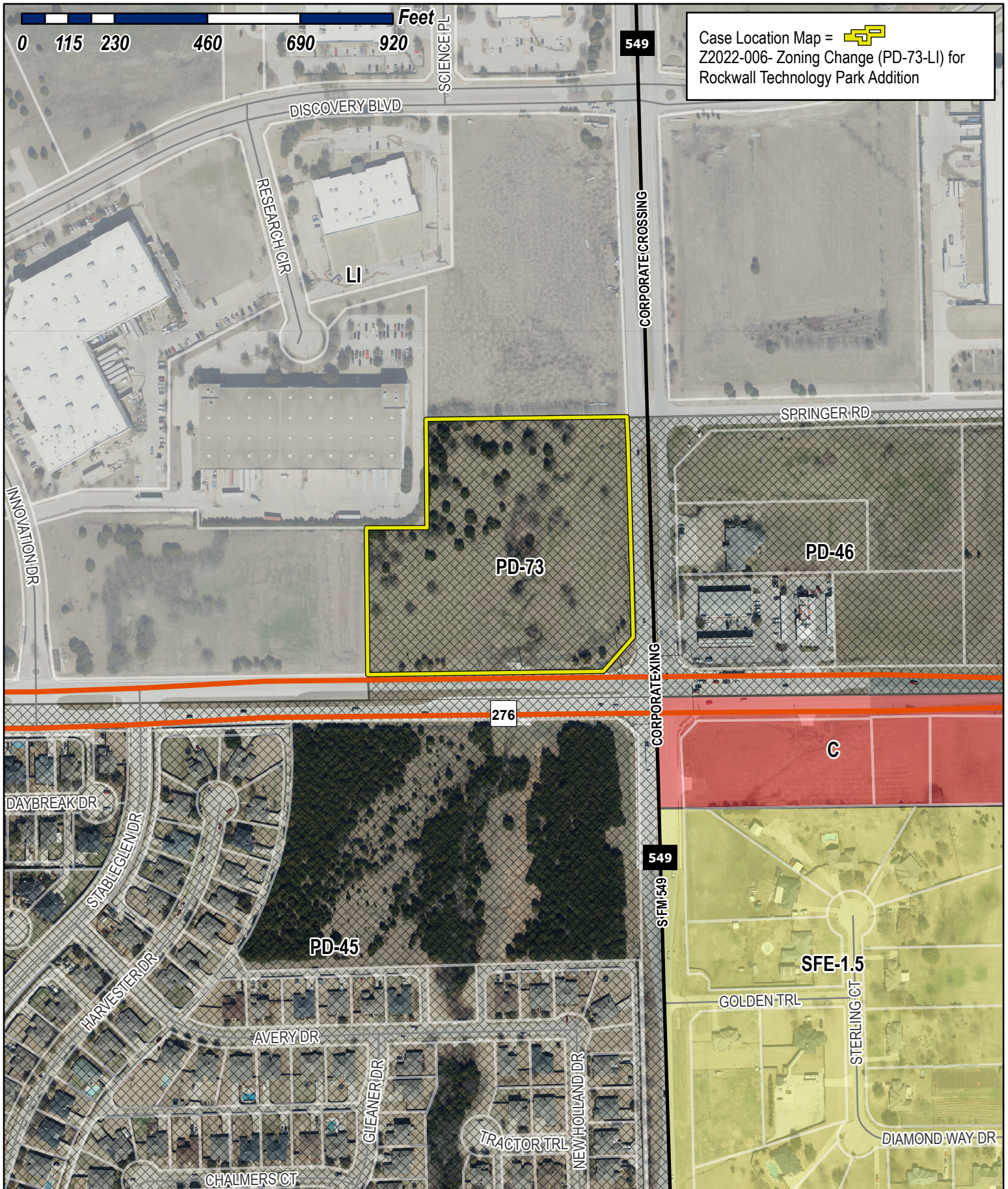
*Matt Wavering*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*







Case Location Map =   
 Z2022-006- Zoning Change (PD-73-LI) for  
 Rockwall Technology Park Addition



# 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.



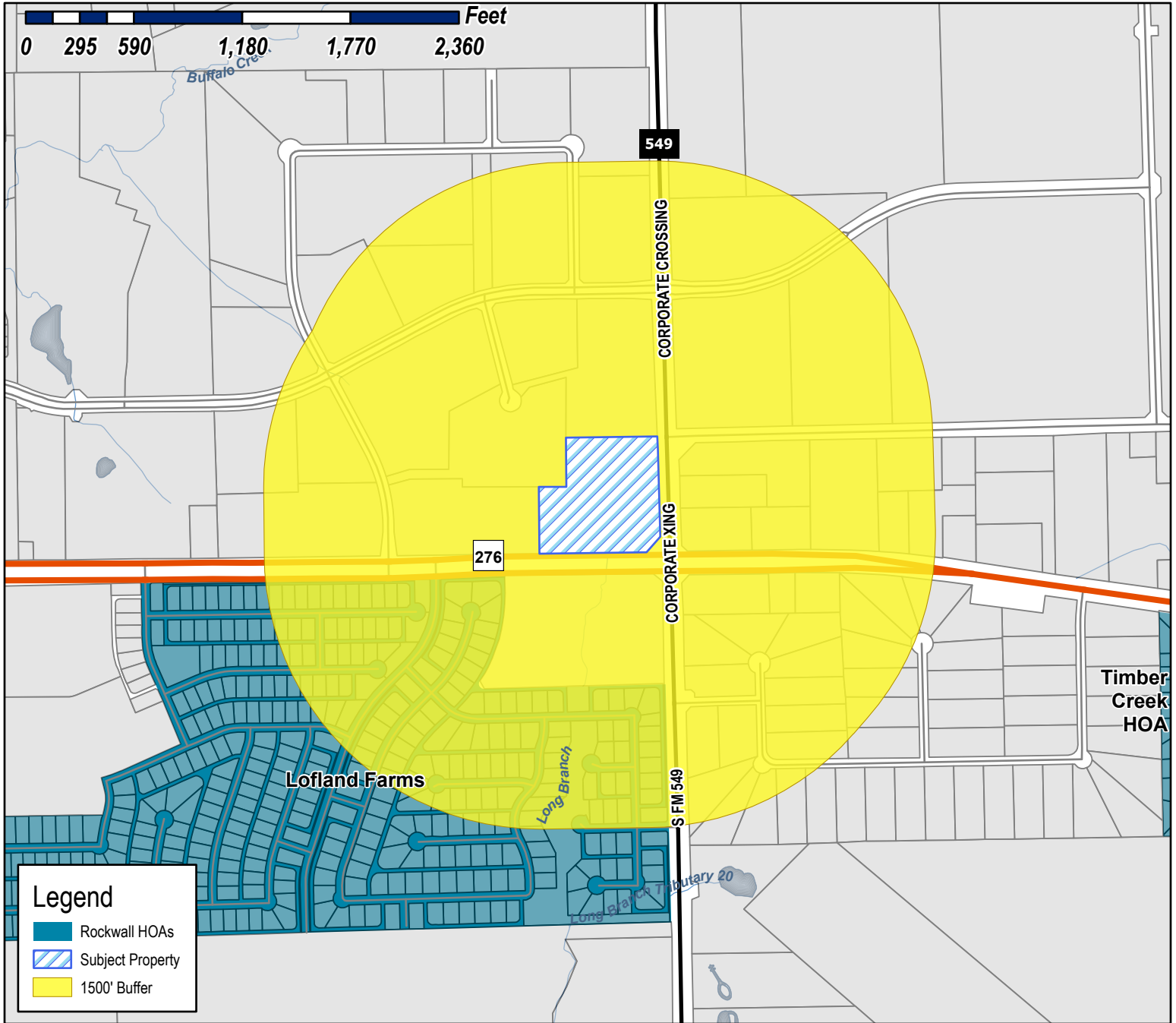
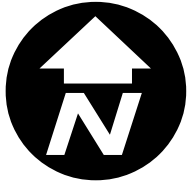




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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing

**Date Saved:** 2/17/2022  
 For Questions on this Case Call (972) 771-7745

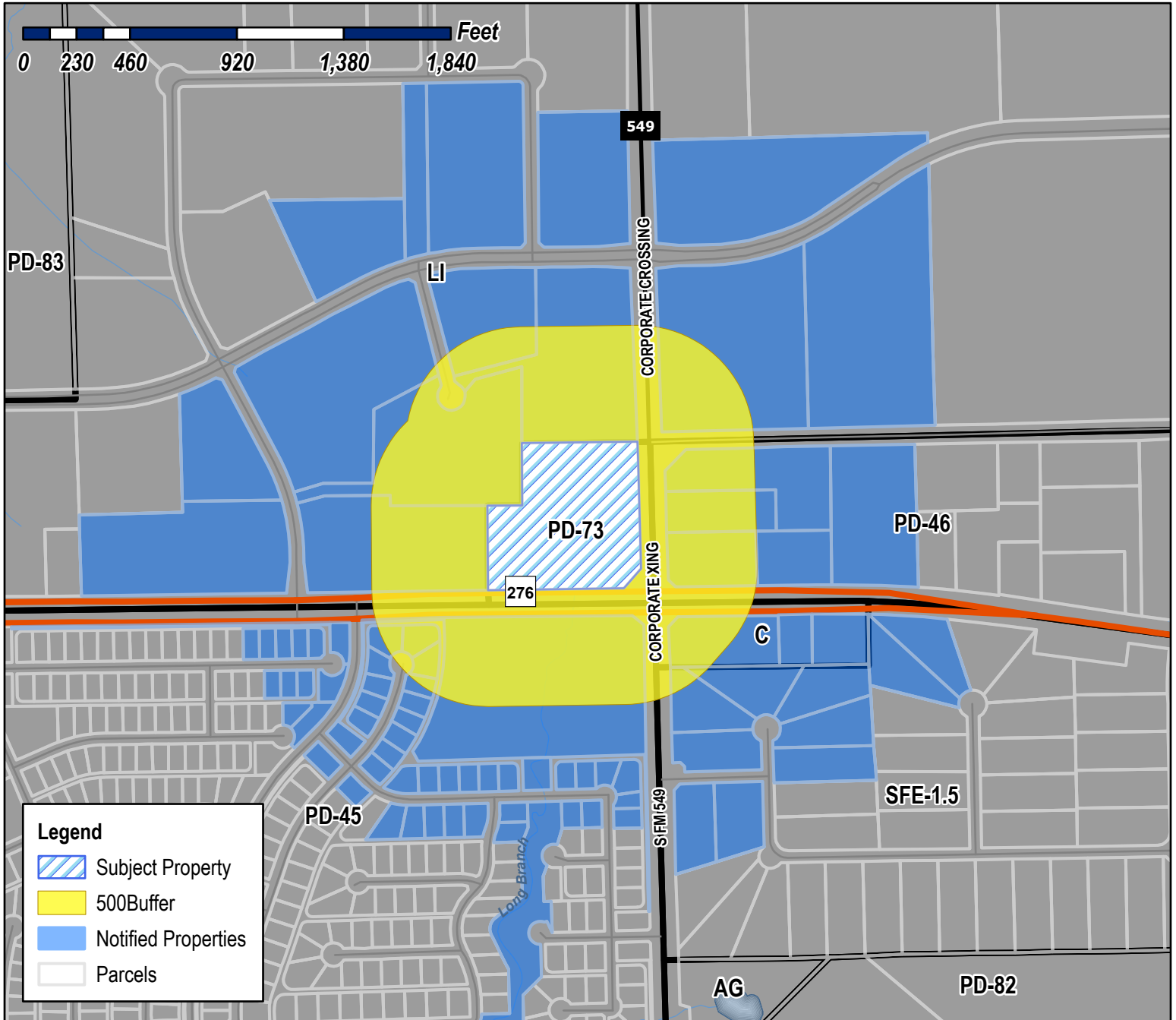




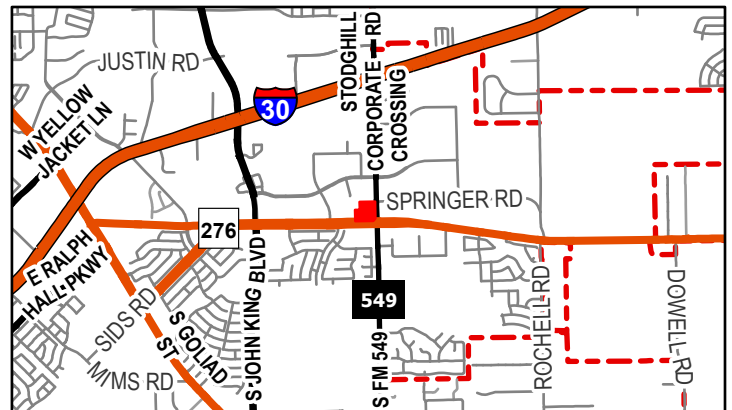
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**Date Saved:** 2/17/2022

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EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

AINO DALLAS LLC  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

JOHNSON ARTHUR JR  
1124 CLARENDON CRES  
OAKLAND, CA 94610

COAST VILLAGE CAPITAL LLC  
1225 COAST VILLAGE ROAD SUITE C  
SANTA BARBARA, CA 93108

GOLDBERG MICHAEL  
12405 VENICE BLVD #175  
LOS ANGELES, CA 90066

STATE OF TEXAS  
125 E 11TH STREET  
AUSTIN, TX 78701

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

HENG JIA  
147 VISTA DR  
CEDAR KNOLLS, NJ 75032

SENG TRUST  
1602 MONTELLANO CT  
SAN JOSE, CA 95120

LAHLOUH FAMILY LIMITED PARTNERSHIP  
1605 RESEARCH CIR  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1672 HOLLOW WAY LN  
QUINLAN, TX 75474

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN S ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

BAILEY GARY AND JOY L  
1910 HARVESTER DR  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1920 HARVESTER DR  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

LARA ANITA  
1921 HARVESTER DR  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
1930 HARVESTER DR  
ROCKWALL, TX 75032

MCMILLIAN SUSAN S  
1931 HARVESTER DR  
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC  
1935 STERLING CT  
ROCKWALL, TX 75032

WEAVER GREGORY L & DEBRA RENEE  
1940 HARVESTER DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
1941 HARVESTER DR  
ROCKWALL, TX 75032

HENG JIA  
1950 HARVESTER DR  
ROCKWALL, TX 75032

YARBROUGH JEFFREY ALLEN & KIMBERLY ANN  
1951 HARVESTER DR  
ROCKWALL, TX 75032

STANLEY GARY ROSS  
1960 HARVESTER DRIVE  
ROCKWALL, TX 75032

MALDANIS CHERYL AND MICHAEL  
1961 HARVESTOR DRIVE  
ROCKWALL, TX 75032

WELK STEPHEN SCOTT  
1970 HARVESTER DRIVE  
ROCKWALL, TX 75032

GOLDBERG MICHAEL  
1980 HARVESTER DR  
ROCKWALL, TX 75032

BLOYS SHANE K & MELISSA D  
1981 HARVESTER DRIVE  
ROCKWALL, TX 75032

JONES DENNIS W AND RANAI L TRUSTEES  
JONES FAMILY LIVING TRUST  
2000 HARVESTER DR  
ROCKWALL, TX 75032

ROCHELLE MICHAEL  
2000 NEW HOLLAND DR  
ROCKWALL, TX 75032

WILLIAMS ROGER D & SALLY M  
2001 HARVESTER DR  
ROCKWALL, TX 75032

SMITH BART A & DONNA R  
2010 GLEANER DR  
ROCKWALL, TX 75032

SPENCE KEATON  
2020 GLEANER DR  
ROCKWALL, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

DFW DISTRIBUTOR,  
PETROLEUM INC.  
2210 STATE HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301HWY276  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
235 BOULEVARD  
MOUNTAIN LAKES, NJ 7046

AMH 2014-1 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HATFIELD AND COMPANY INC  
C/O GEORGE HATFIELD  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

BAIN STEVEN & JONI  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
2560 DAYBREAK DR  
ROCKWALL, TX 75032

BUNIN DAVID K & BETHANY A  
2561 DAYBREAK DR  
ROCKWALL, TX 75032

<Null>  
2570 DAYBREAK DR  
ROCKWALL, TX 75032

CARSON BROOKE  
2571 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STACY BRYAN COLIN AND HEATHER  
2580 DAYBREAK DRIVE  
ROCKWALL, TX 75032

JONES HAROLD E III  
2580 WAGONWHEEL DR  
ROCKWALL, TX 75032

WELMAKER SALLY  
2581 DAYBREAK DRIVE  
ROCKWALL, TX 75032

HENSON TAYLOR P & ANGELA M  
2590 DAYBREAK DRIVE  
ROCKWALL, TX 75032

COAST VILLAGE CAPITAL LLC  
2590 WAGON WHEEL DR  
ROCKWALL, TX 75032

SMITH DANIEL J AND ALLISON LANE  
2591 DAYBREAK DR  
ROCKWALL, TX 75032

BARKLEY PATRICK D & SHERRI D  
2600 DAYBREAK DR  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT CORP  
2610 OBSERVATION TRAIL STE 104  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

HARDING TERRY W  
2750 AVERY  
ROCKWALL, TX 75032

LAHLOUH FAMILY LIMITED PARTNERSHIP  
2750 E MISSION BLVD  
ONTARIO, CA 91761

PIERCE CHRISTOPHER JOSEPH & JENNIFER L  
2751 AVERY  
ROCKWALL, TX 75032

ARMSTRONG VICKIE  
2761 AVERY DR  
ROCKWALL, TX 75032

COATS JOSEPH JEROME AND ANNETTE  
MICHELLE  
2770 AVERY DR  
ROCKWALL, TX 75032

JOHNSON ARTHUR JR  
2771 AVERY DR  
ROCKWALL, TX 75032

NICHOLSON NGAI Q AND MELVIN M  
2780 AVERY  
ROCKWALL, TX 75032

AINO DALLAS LLC  
2781 AVERY DR  
ROCKWALL, TX 75032

TURCK BETHANY  
2790 AVERY DR  
ROCKWALL, TX 75032

FAVILA CESAR G II  
2791 AVERY  
ROCKWALL, TX 75032

KIELBUS PAWEL & KATARZYNA  
2800 AVERY  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

LUONG SIMON  
2810 AVERY DR  
ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M  
2850 AVERY  
ROCKWALL, TX 75032

SOON HERALD  
2851 AVERY DR  
ROCKWALL, TX 75032

SENG TRUST  
2860 AVERY DR  
ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

LARA ANITA  
318 LAKE TEXOMA DRIVE  
WYLIE, TX 75098

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087





February 16, 2022

Mr. Ryan Miller  
Planning Director  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments



**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

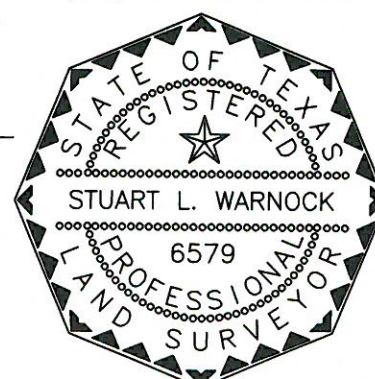
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

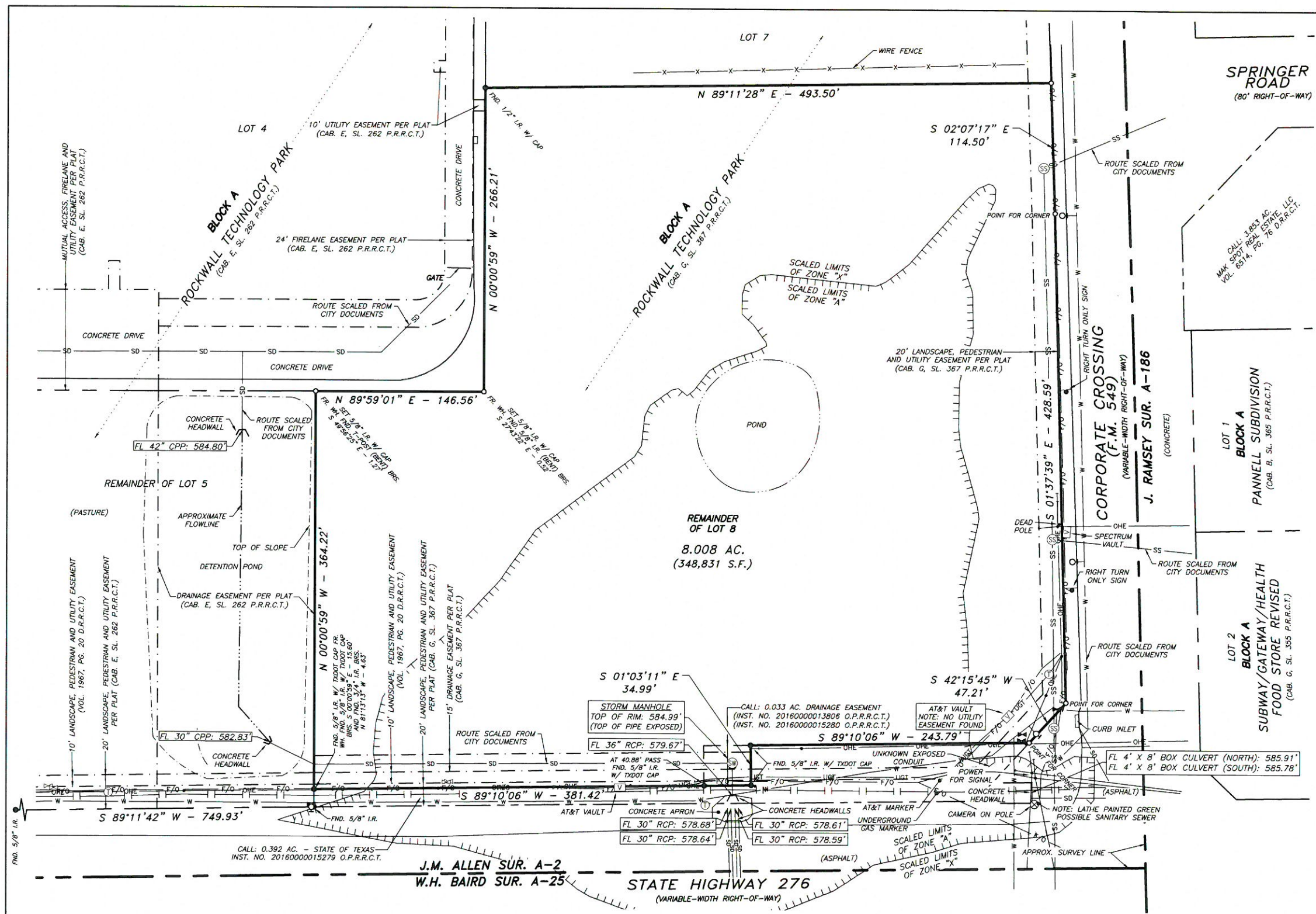
Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
 Stuart L. Warnock, RPLS, GISP  
 Texas Registration Number 6579

12-3-18  
 Date







- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  - THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  - NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  - STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

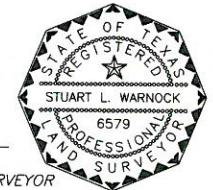
	BOUNDARY LINE
	ADJOINING SUBDIVISION
	ADJOINING PROPERTY
	SURVEY LINE
	EASEMENT
	EDGE OF CONCRETE/ASPHALT
	FIBER-OPTIC LINE
	GAS LINE
	SANITARY SEWER
	STORM SEWER
	WATERLINE
	OVERHEAD ELECTRIC
	BURIED ELECTRIC
	BURIED TELEPHONE
	GUY ANCHOR
	UTILITY POLE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	SANITARY MANHOLE
	STORM MANHOLE
	VAULT
	SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
- THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED DECEMBER 3, 2018.



*Stuart L. Warnock*  
STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

ITEM	RECORDING	FINDING
10.a	VOL. 75, PG. 571	TOO VAGUE, MAY AFFECT
10.b	VOL. 75, PG. 572	TOO VAGUE, MAY AFFECT
10.c	VOL. 1967, PG. 20	DOES AFFECT, IS SHOWN
10.d	CAB. G, SL. 367	DOES AFFECT, IS SHOWN
10.f	VOL. 36, PG. 370	MINERAL RESERVATION
10.i	INST. NO. 2016000013806	DOES AFFECT, IS SHOWN
10.l	INST. NO. 2016000015280	DOES AFFECT, IS SHOWN



**ALTA/NSPS TITLE SURVEY**  
SHOWING  
**REMAINDER OF LOT 5, BLOCK A**  
**ROCKWALL TECHNOLOGY PARK**  
J. M. ALLEN SURVEY A-2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 DRAWN BY: GDF DATE: 12/3/18 REV: 1

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TX-FIRM# 10194188