



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)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 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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 **\$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 Discovery Blvd

SUBDIVISION Rockwall Technology Park Ph 2

LOT 1

BLOCK B

GENERAL LOCATION SE corner of Corporate Crossing and Discovery Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI with SUP for Retail

PROPOSED USE Warehouse/Distribution/Food Process/Retail

ACREAGE 10.6+-

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

APPLICANT db constructors

CONTACT PERSON Matt Wavering

CONTACT PERSON Cameron Ehn, PE

ADDRESS 2610 Observation Trl, Suite 104

ADDRESS 2400 Great Southwest Pkwy

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE 972-772-0025

PHONE 817-626-7300

E-MAIL mwavering@rockwalledc.com

E-MAIL cameron@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

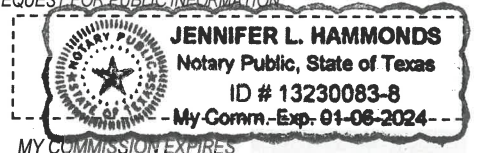
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

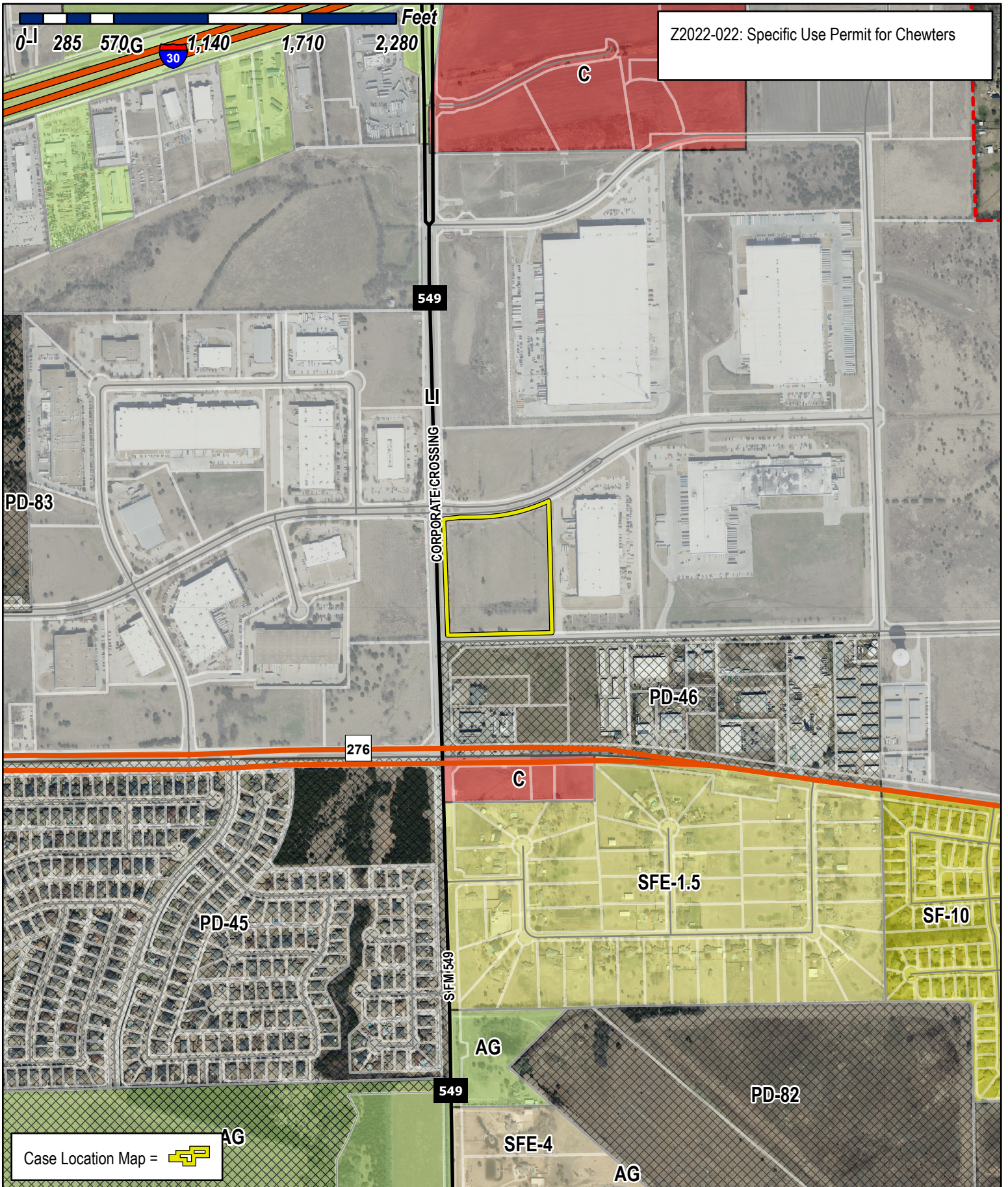
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 359.74 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF May, 2022. BY SIGNING THIS APPLICATION, 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 May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-022: Specific Use Permit for Chewters

PD-83

549

CORPORATE CROSSING

PD-46

276

PD-45

SFE-1.5

SF-10

AG

SFM 549

549

PD-82

Case Location Map =



AG

SFE-4

AG



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.

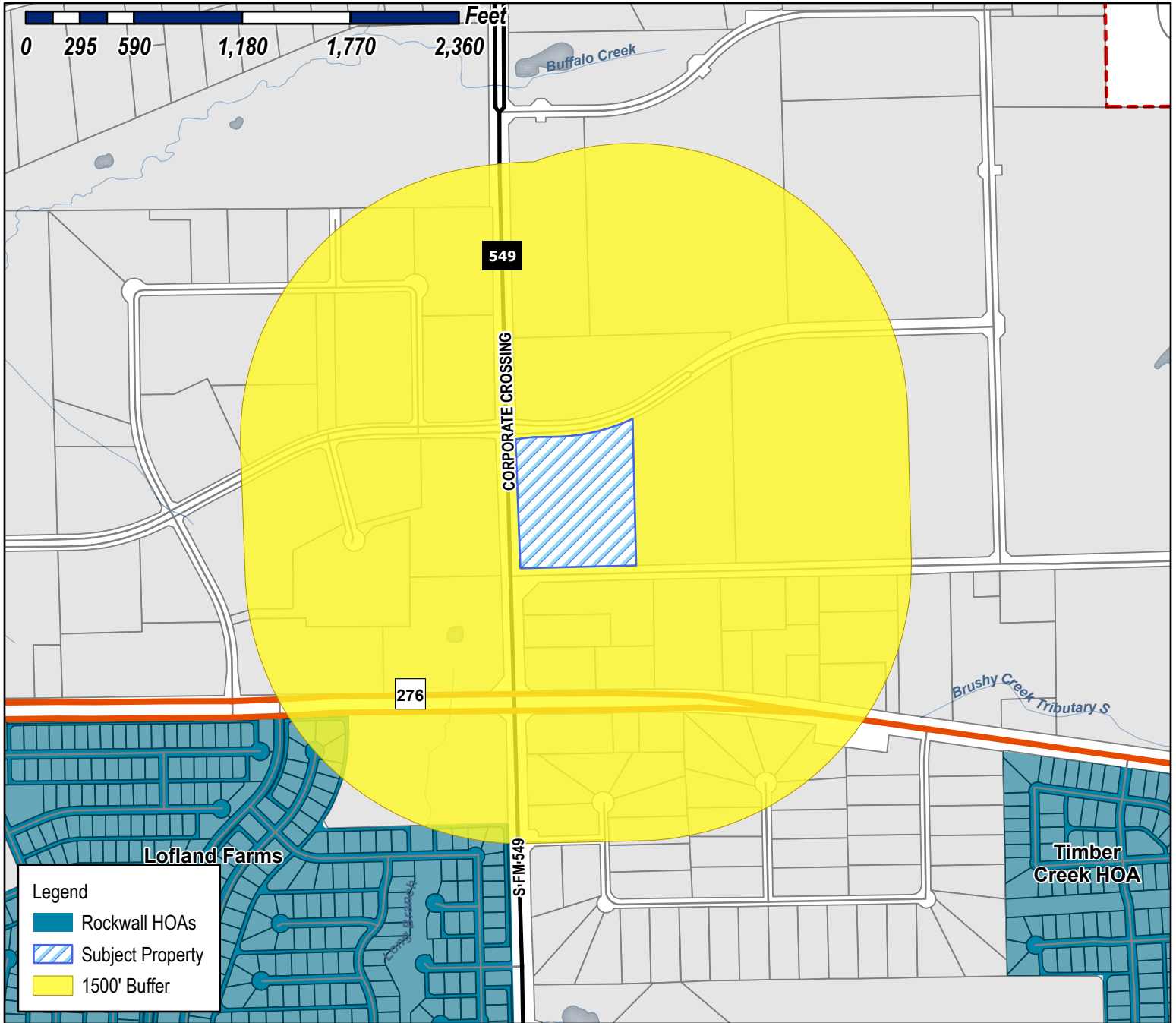




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Case Number: Z2022-022
Case Name: SUP for Chewters
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SEC of Corporate Crossing and Discovery Blvd.

Date Saved: 5/18/2022
 For Questions on this Case Call (972) 771-7745

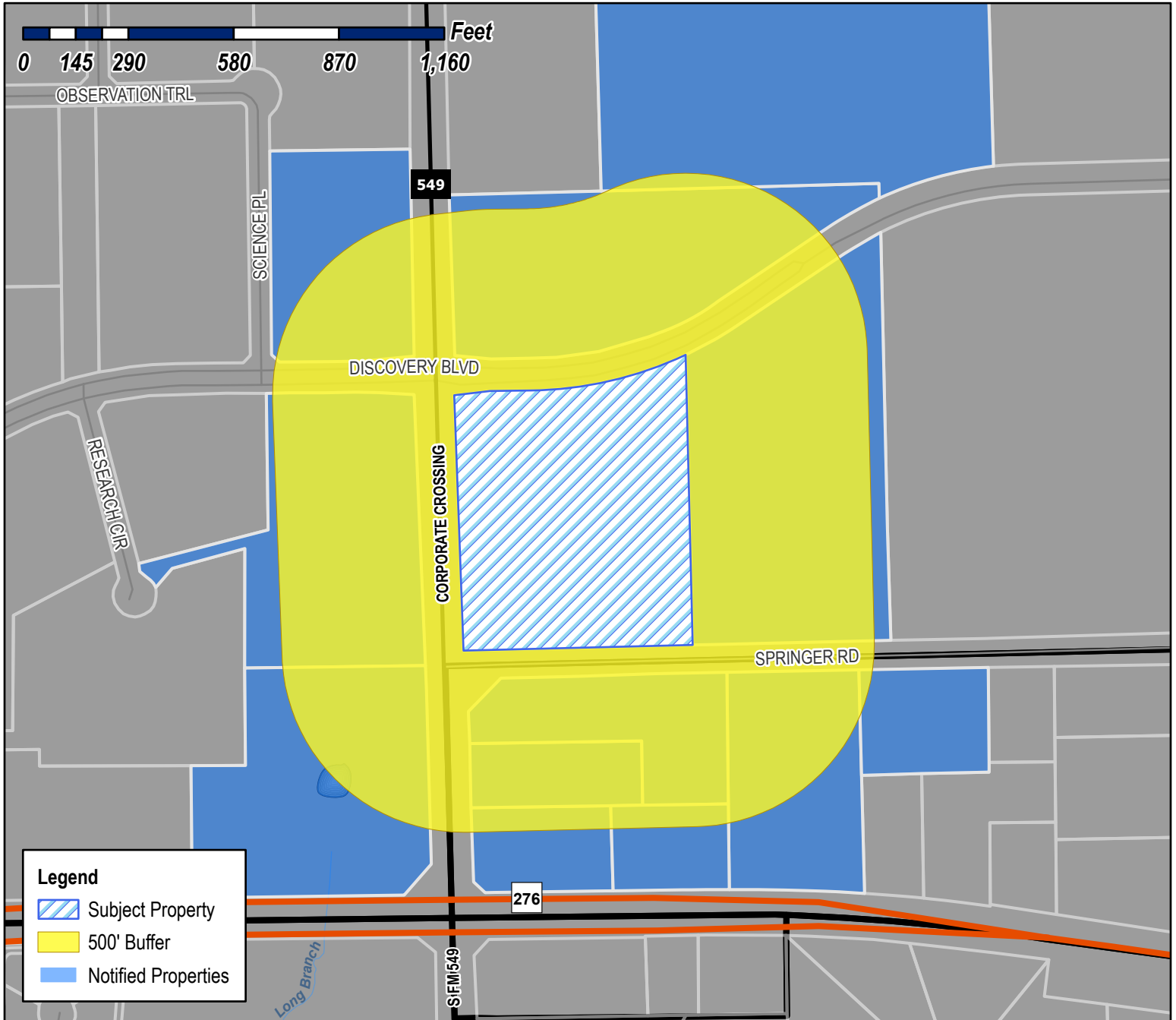




City of Rockwall

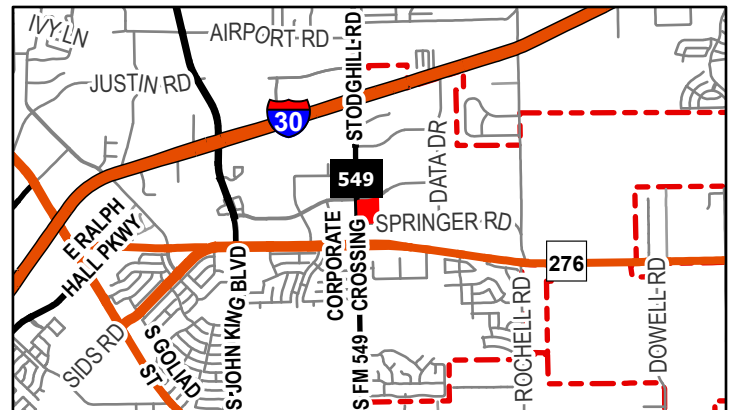
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EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

KELLER JACQUELYN
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

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

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

ALMO INVESTMENT II LTD
2205 HWY 276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
2245 HWY 276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
2301 HWY 276
ROCKWALL, TX 75032

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

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC
3225 SPRINGER LN
ROCKWALL, TX 75032

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

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

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

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



May 20, 2022

Ryan C. Miller, AICP
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or cameron@dbconstructors.com.

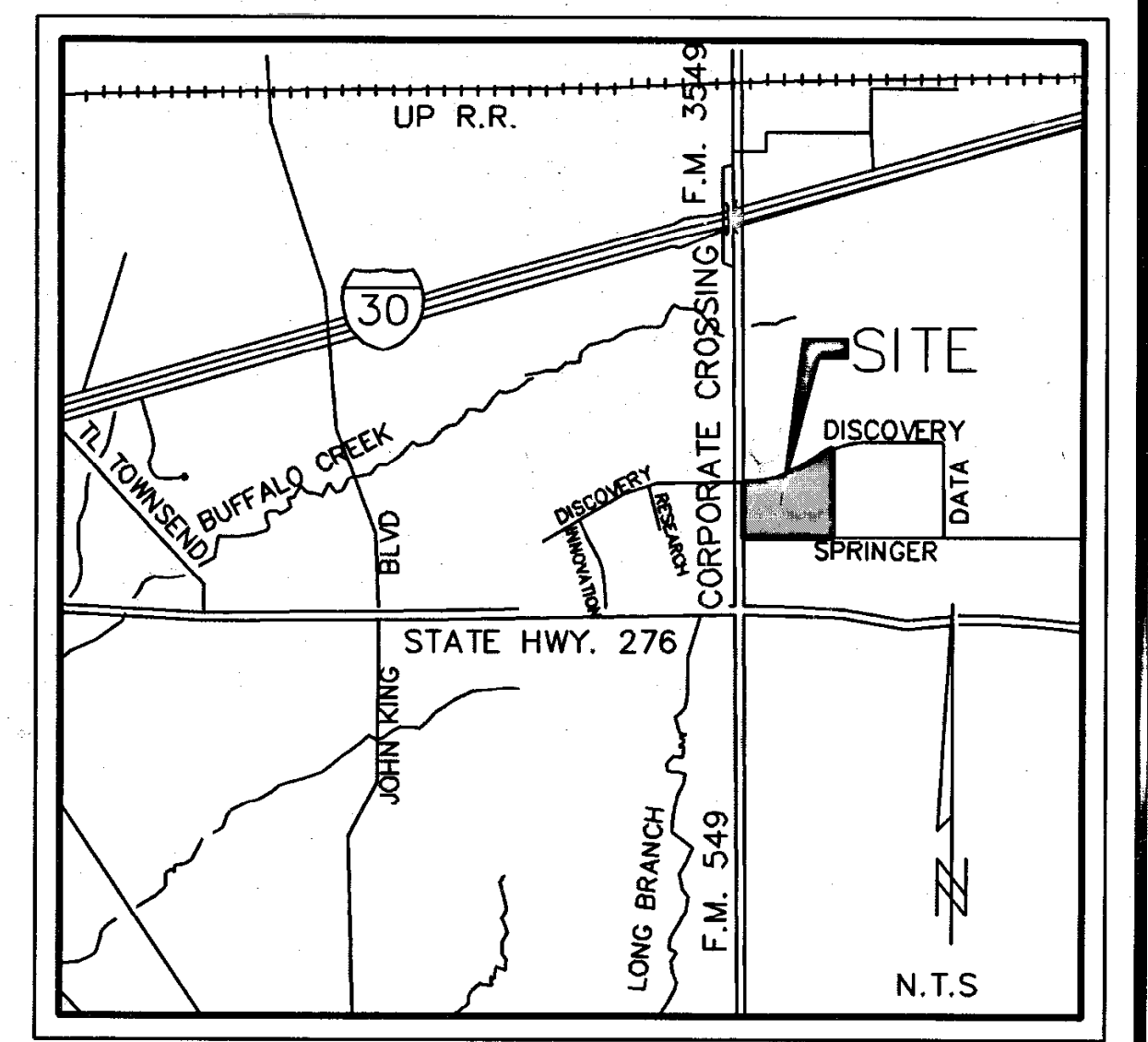
Sincerely,

A handwritten signature in blue ink, appearing to read 'C Ehn', is positioned above the typed name.

Cameron Ehn, PE
Director of Engineering
db constructors, inc.

2014000017579 1/3 PLAT 12/05/2014 01:48:27 PM

CITY MON. R016
N 7025942.54
E 2601204.03



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 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.
- ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01'23'41" W).

SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS

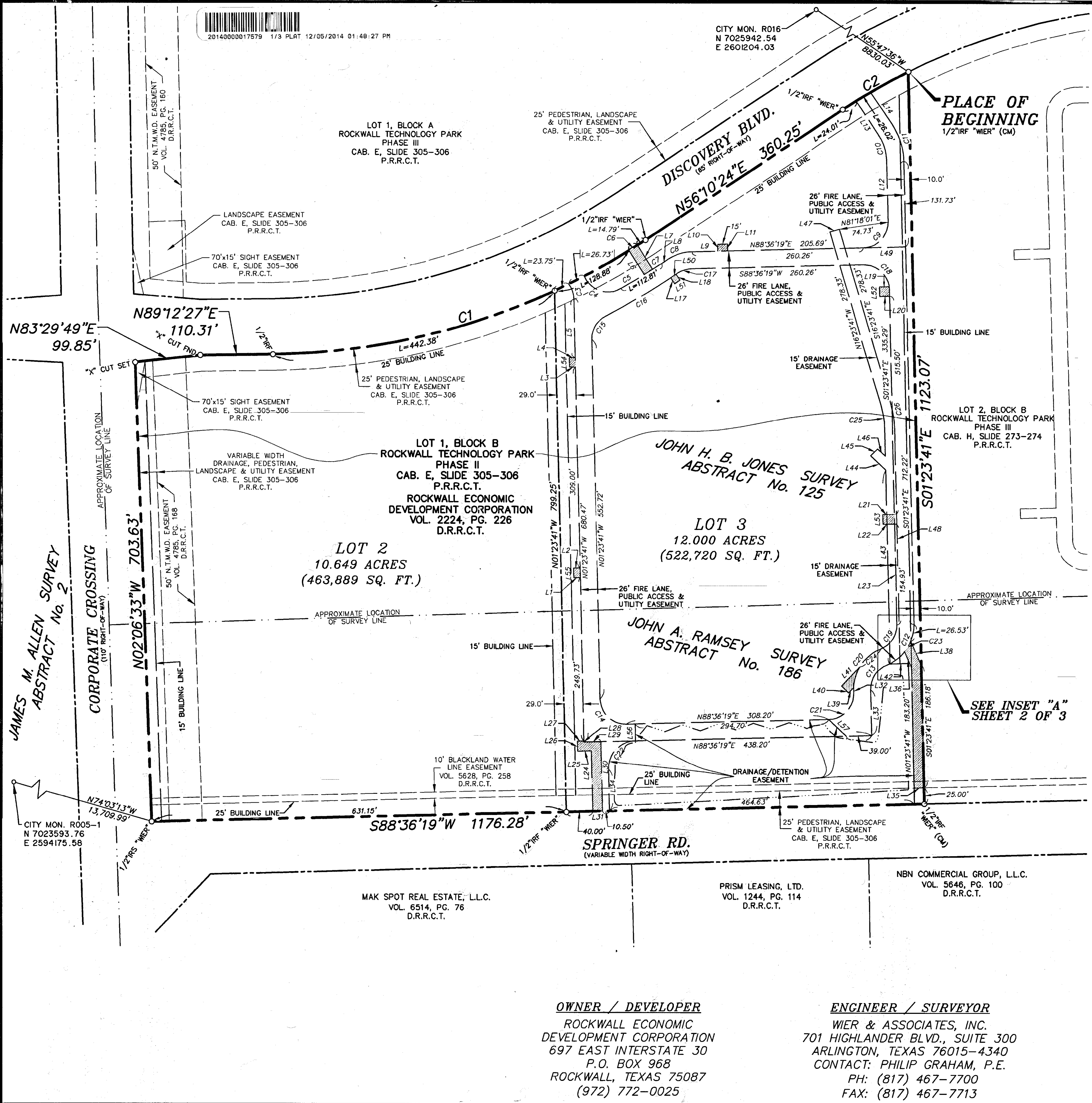


REPLAT 113
**LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041



OWNER / DEVELOPER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

MAK SPOT REAL ESTATE, L.L.C.
VOL. 6514, PG. 76
D.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

NBN COMMERCIAL GROUP, L.L.C.
VOL. 5646, PG. 100
D.R.R.C.T.

JAMES M. ALLEN SURVEY
ABSTRACT No. 2

CORPORATE CROSSING
(110' RIGHT-OF-WAY)

JOHN A. RAMSEY SURVEY
ABSTRACT No. 186

JOHN H. B. JONES SURVEY
ABSTRACT No. 125

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SLIDE 305-306
P.R.R.C.T.
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 2
10.649 ACRES
(463,889 SQ. FT.)

LOT 3
12.000 ACRES
(522,720 SQ. FT.)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

LANDSCAPE EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

70'x15' SIGHT EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

VARIABLE WIDTH
DRAINAGE, PEDESTRIAN,
LANDSCAPE & UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

26' FIRE LANE,
PUBLIC ACCESS &
UTILITY EASEMENT

10' BLACKLAND WATER
LINE EASEMENT
VOL. 5628, PG. 258
D.R.R.C.T.

25' BUILDING LINE

25' PEDESTRIAN, LANDSCAPE
& UTILITY EASEMENT
CAB. E, SLIDE 305-306
P.R.R.C.T.

SPRINGER RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

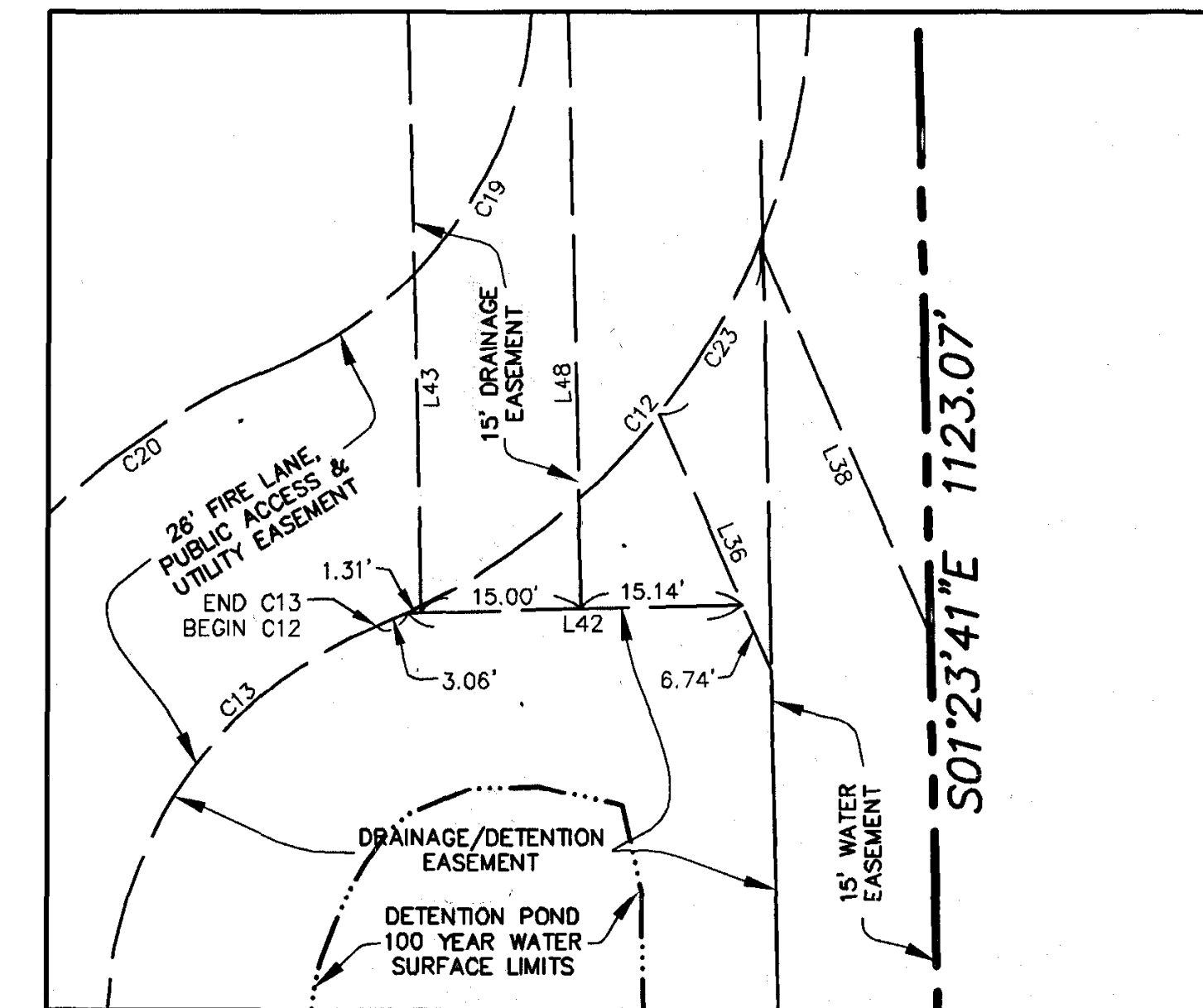
CITY MON. R005-1
N 7023593.76
E 2594175.58

LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



INSET "A"

1114

**REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II**

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER / DEVELOPER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 3

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A-CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I 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 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 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 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, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE 2nd DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
OWNER

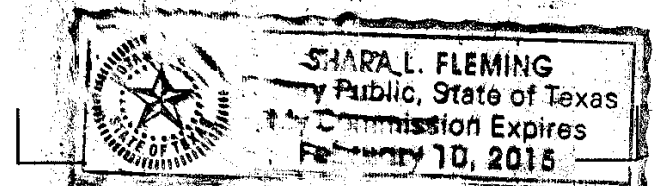
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheri Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, 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 2 DAY OF December, 2014.

Shari Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Fleming
PRINTED NAME



OWNER / DEVELOPER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

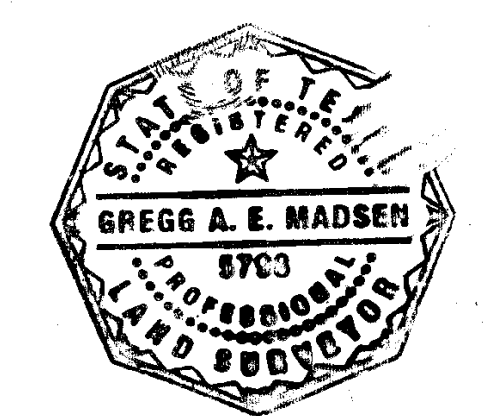
SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen 11/24/14

GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 11/11/2014
PLANNING AND ZONING COMMISSION, CHAIRMAN DATE

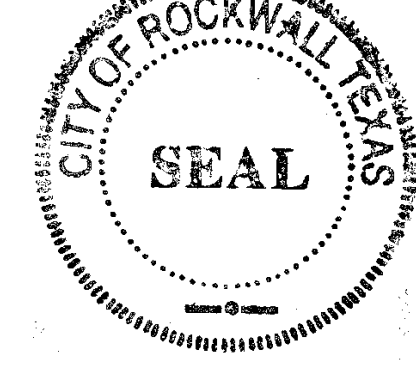
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 17th DAY OF November, 2014.

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 4th DAY OF December, 2014.

Paul Sweet Mayor, City of Rockwall
Kristy Helberg City Secretary
Ann Williams City Engineer



1115

REPLAT
LOTS 2 & 3, BLOCK B
ROCKWALL TECHNOLOGY
PARK, PHASE II

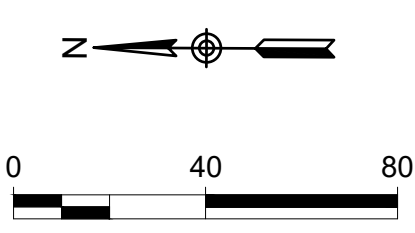
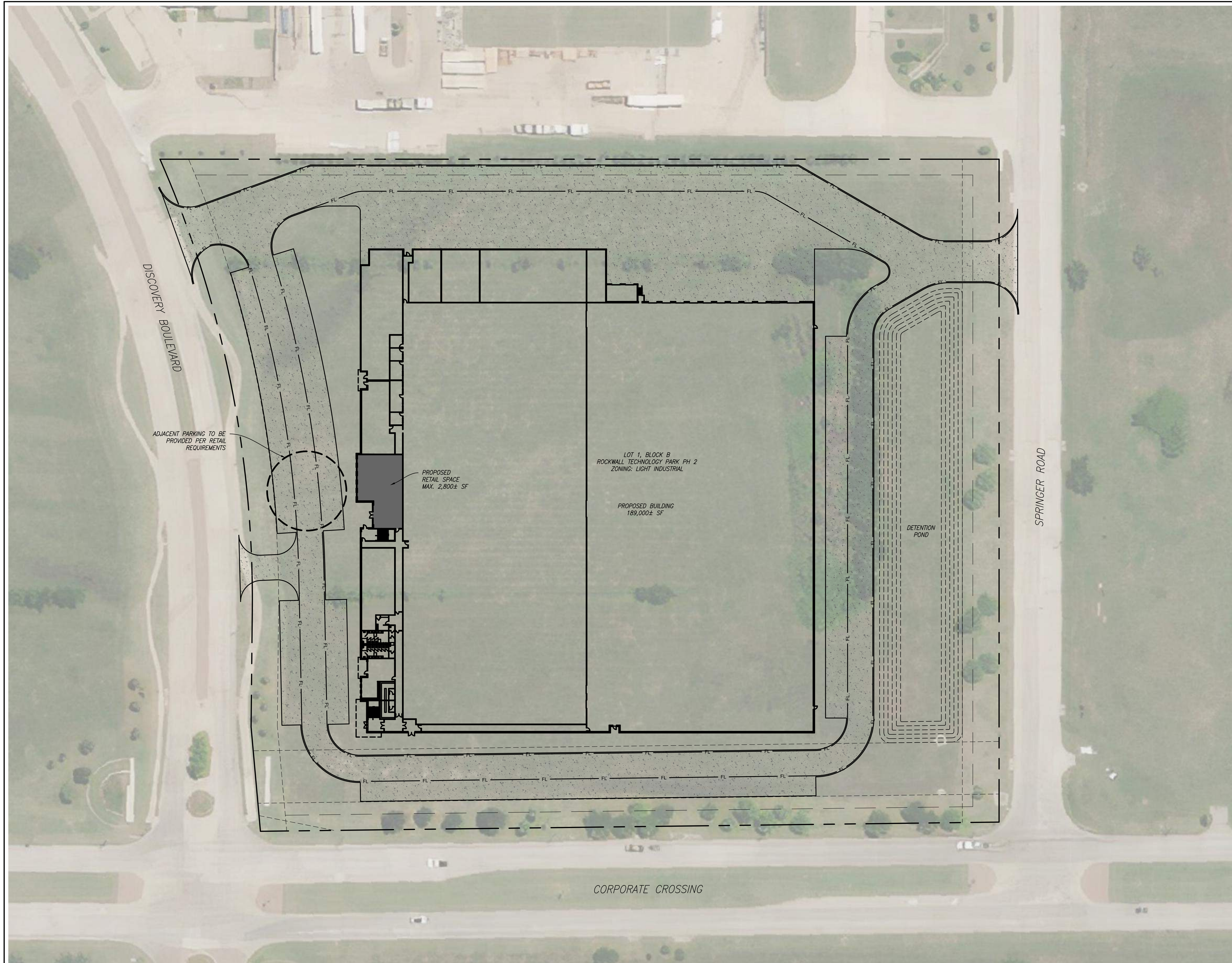
BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306. BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036
DATE: 11/21/2014
W.A. No. 98041

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/05/2014 01:48:27 PM
\$150.00
20140000017579

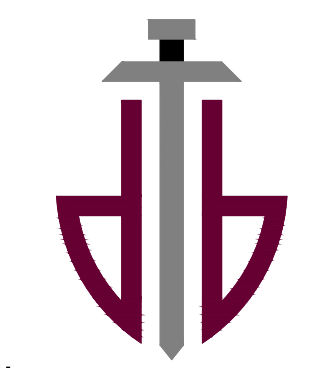
Sheri



PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
 NAME LICENSE NO.
 5/17/2022
 DATE



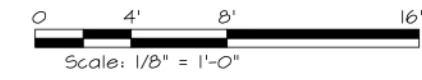
db constructors, inc.
 2400 Great Southwest Pkwy
 Fort Worth, TX 76106
 817-626-7300
 TBPELS Engineering Firm F-22143

**CHEWTERS
 CHOCOLATES**
 NEW HEADQUARTERS
 MAY 2022



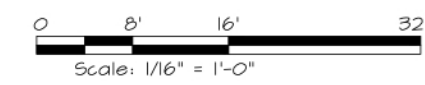
All colors/finishes are conceptual in nature.

RETAIL ELEVATION FRONTAGE



4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

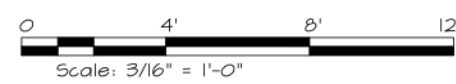
SCALE: 1/8" = 1'-0"



MANUFACTURING
+/- 83,175 S.F.
EXPOSED STRUCTURE

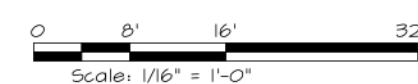
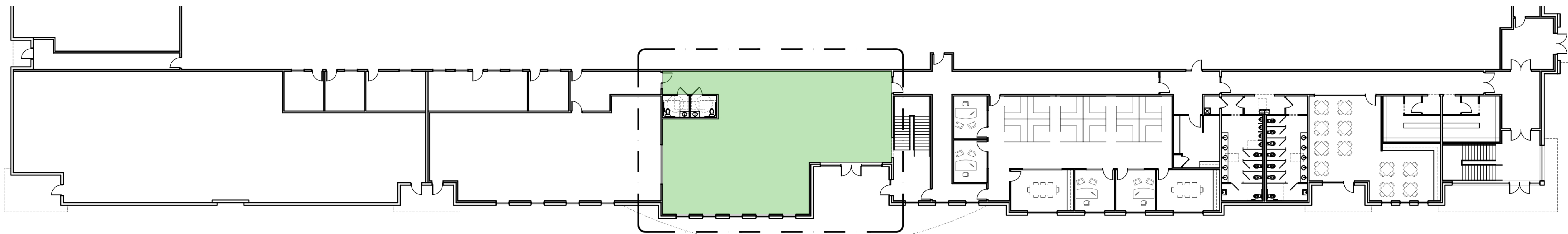
3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/16" = 1'-0"



2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



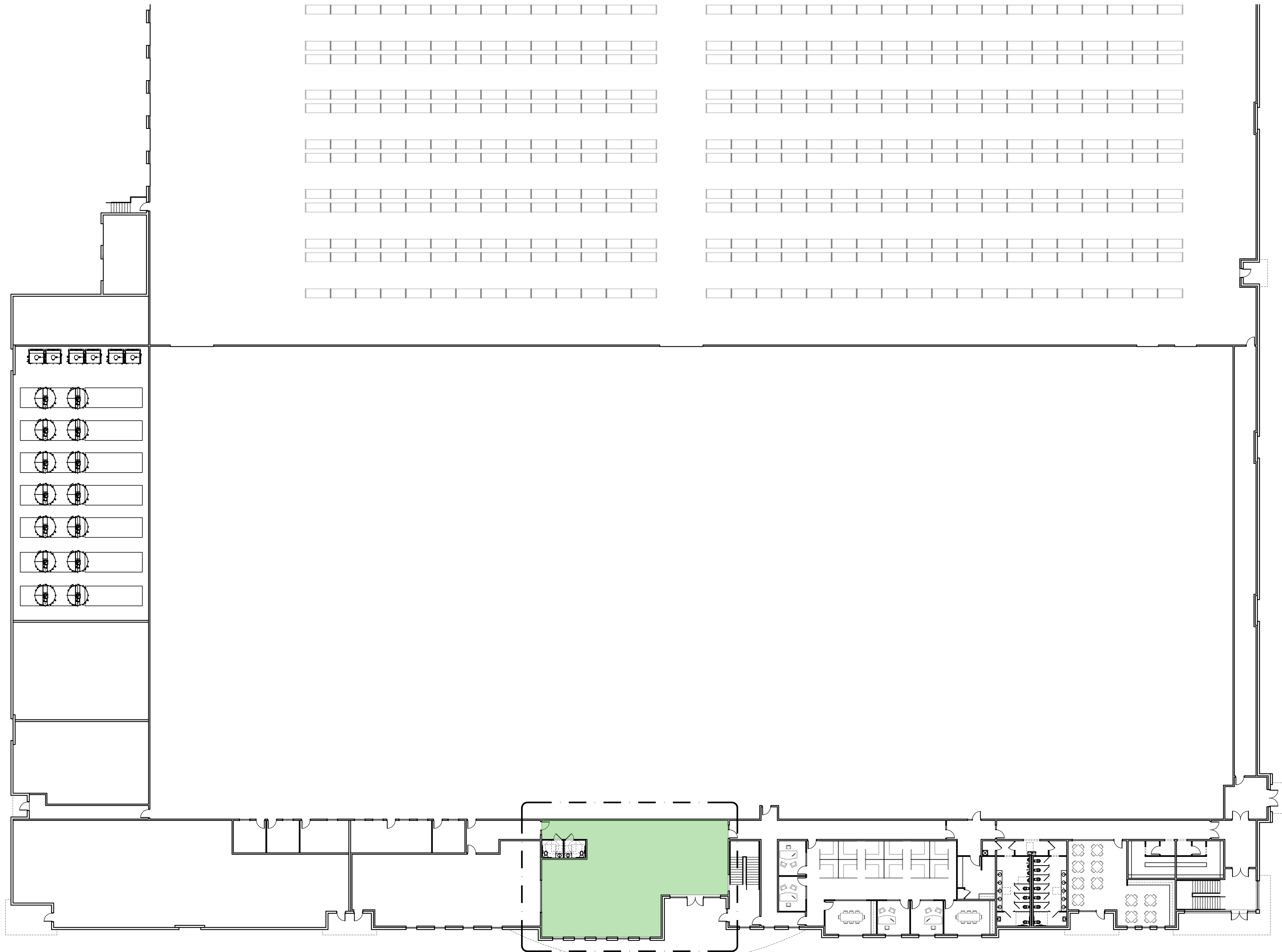
1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



db constructors, inc.

CHEWTERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022



0 8' 16' 32'
Scale: 1/8" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/8" = 1'-0"



db constructors, inc.
CHEWERS CHOCOLATES
NEW HEADQUARTERS
ARCHITECTURAL RETAIL
EXHIBIT
17 MAY 2022