



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-003

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 1220 DATA DRIVE & 1280 DATA DRIVE

SUBDIVISION ROCKWALL PARK 30

LOT

1&2

BLOCK

A

GENERAL LOCATION SE CORNER OF IH 30 & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE INDUSTRIAL

ACREAGE 22.275

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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 USEF ROCKWALL OWNER, LLC

APPLICANT BGE, INC

CONTACT PERSON

CONTACT PERSON NICK HOBBS

ADDRESS

ADDRESS 2595 DALLAS PKWY, SUITE 101

CITY, STATE & ZIP

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-644-1664

E-MAIL

E-MAIL NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.


OWNER'S SIGNATURE

see attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



[Signature Page to Development Application]

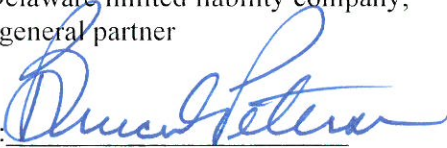
USEF ROCKWALL OWNER, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP,
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Bruce C. Petersen
Title: Executive Managing Director

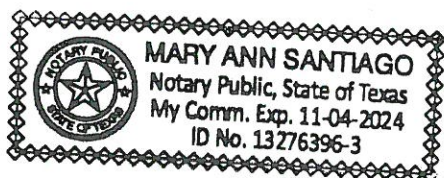
STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

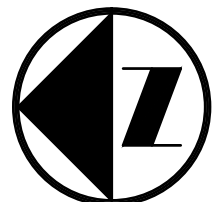
This instrument was acknowledged before me this 19 day of January, 2023, by Bruce C. Petersen, Sr. Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[SEAL]

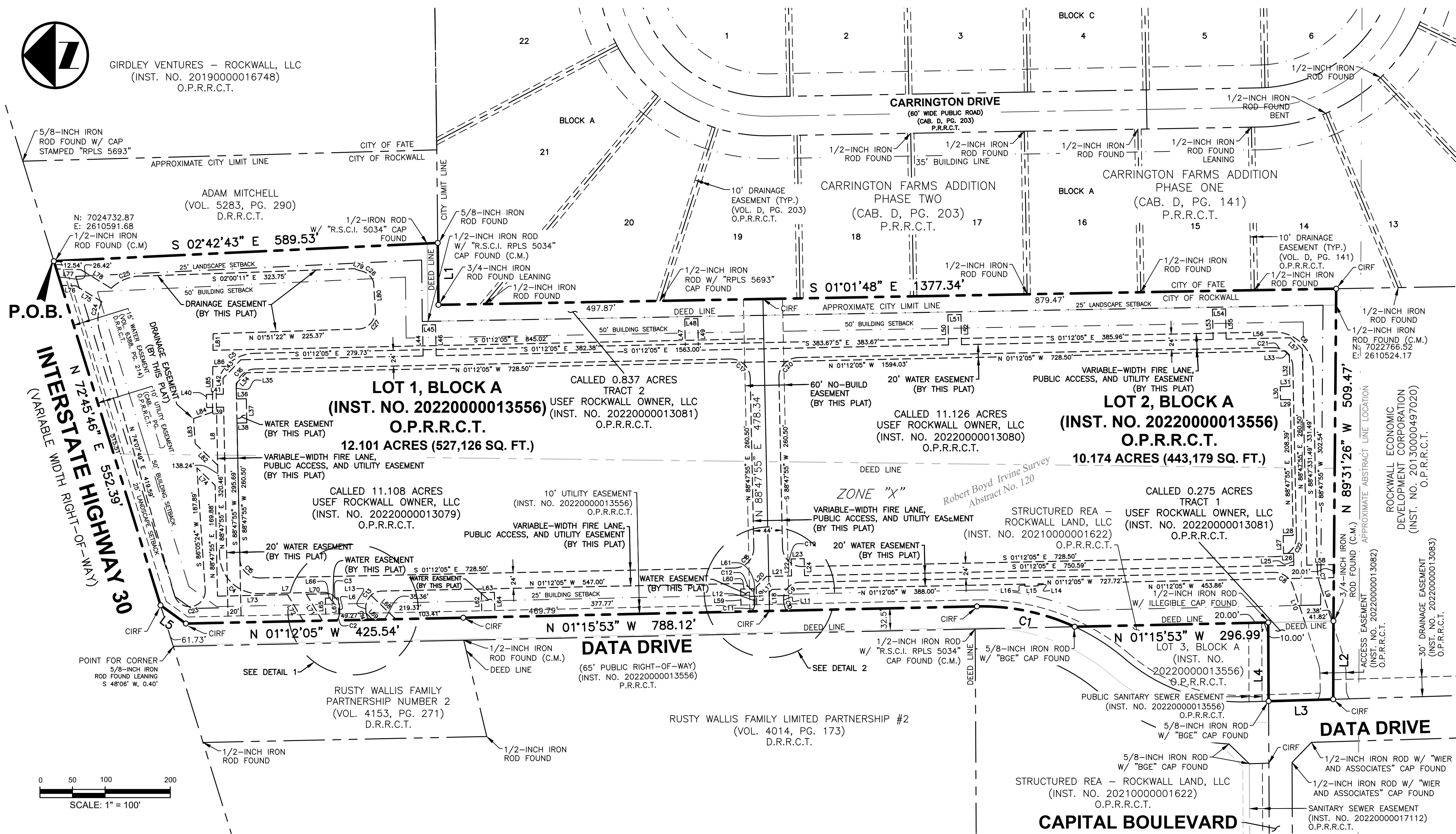


Notary Public in and for the State of Texas

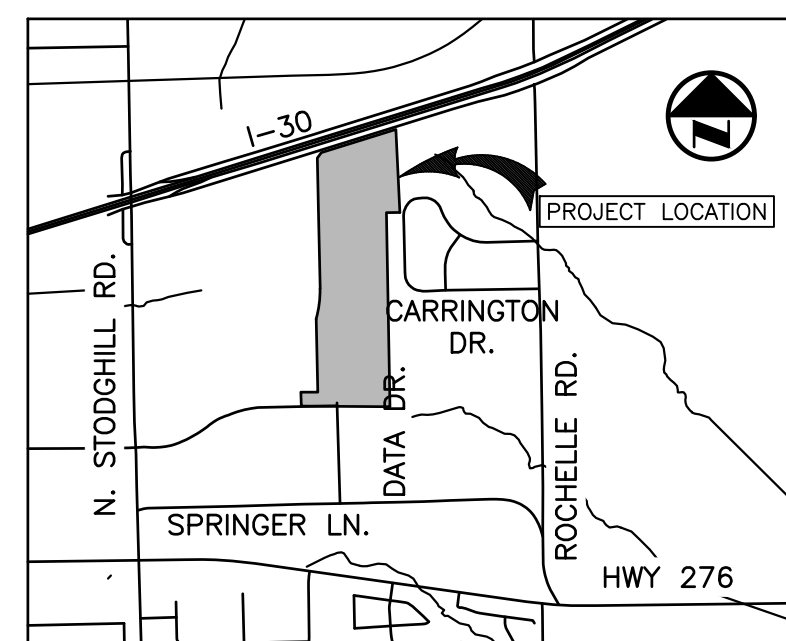




GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 2019000016748)
O.P.R.R.C.T.



INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)

LEGEND	
CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
- - - -	EASEMENT LINE

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements created by this plat.
- The location of easements shown hereon that are created by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 1 OF 3

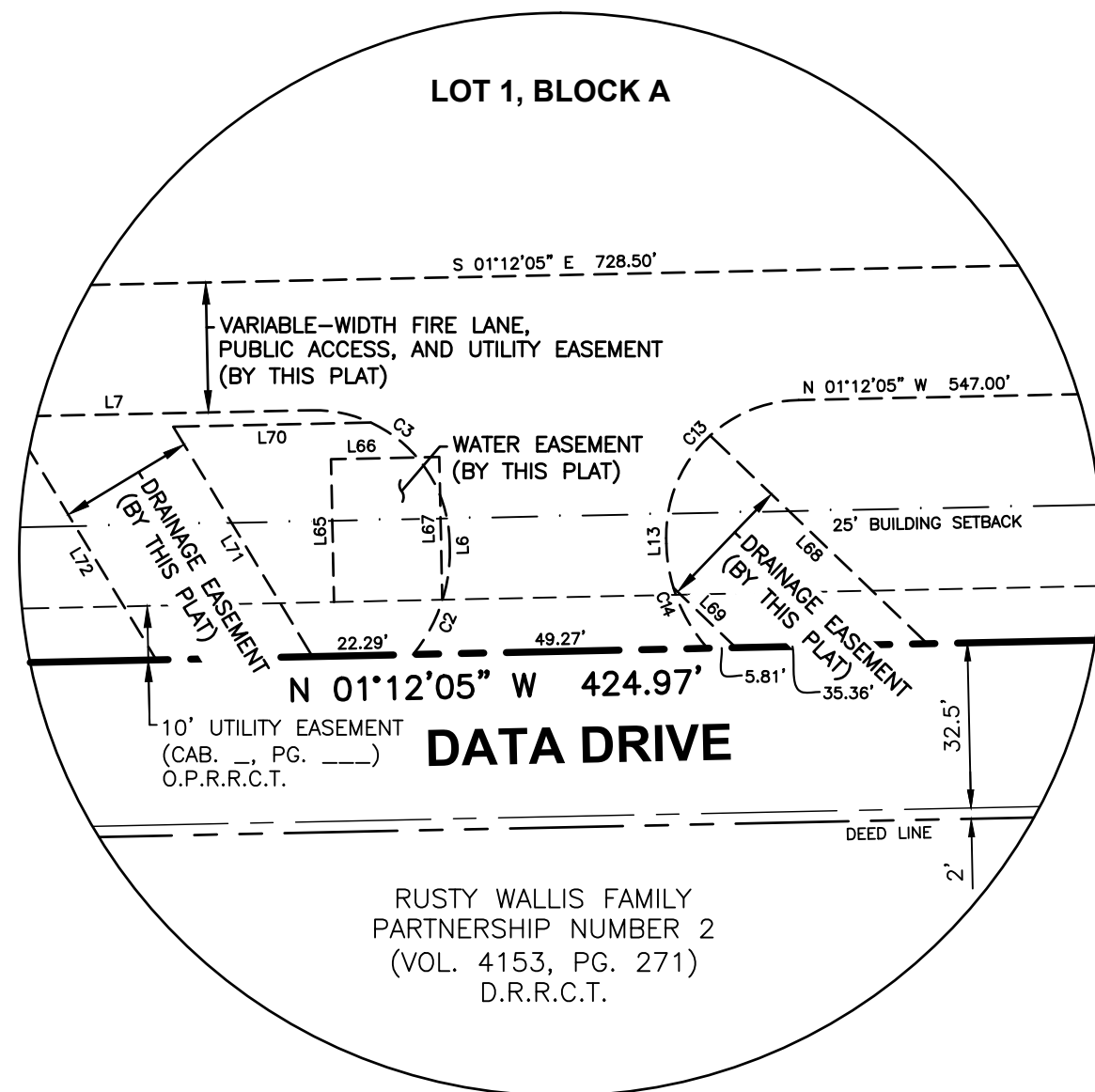
DEVELOPER
SEEFRIED INDUSTRIAL
PROPERTIES, INC.
 3030 LBJ Freeway, Suite 1650
 Dallas, TX 75234



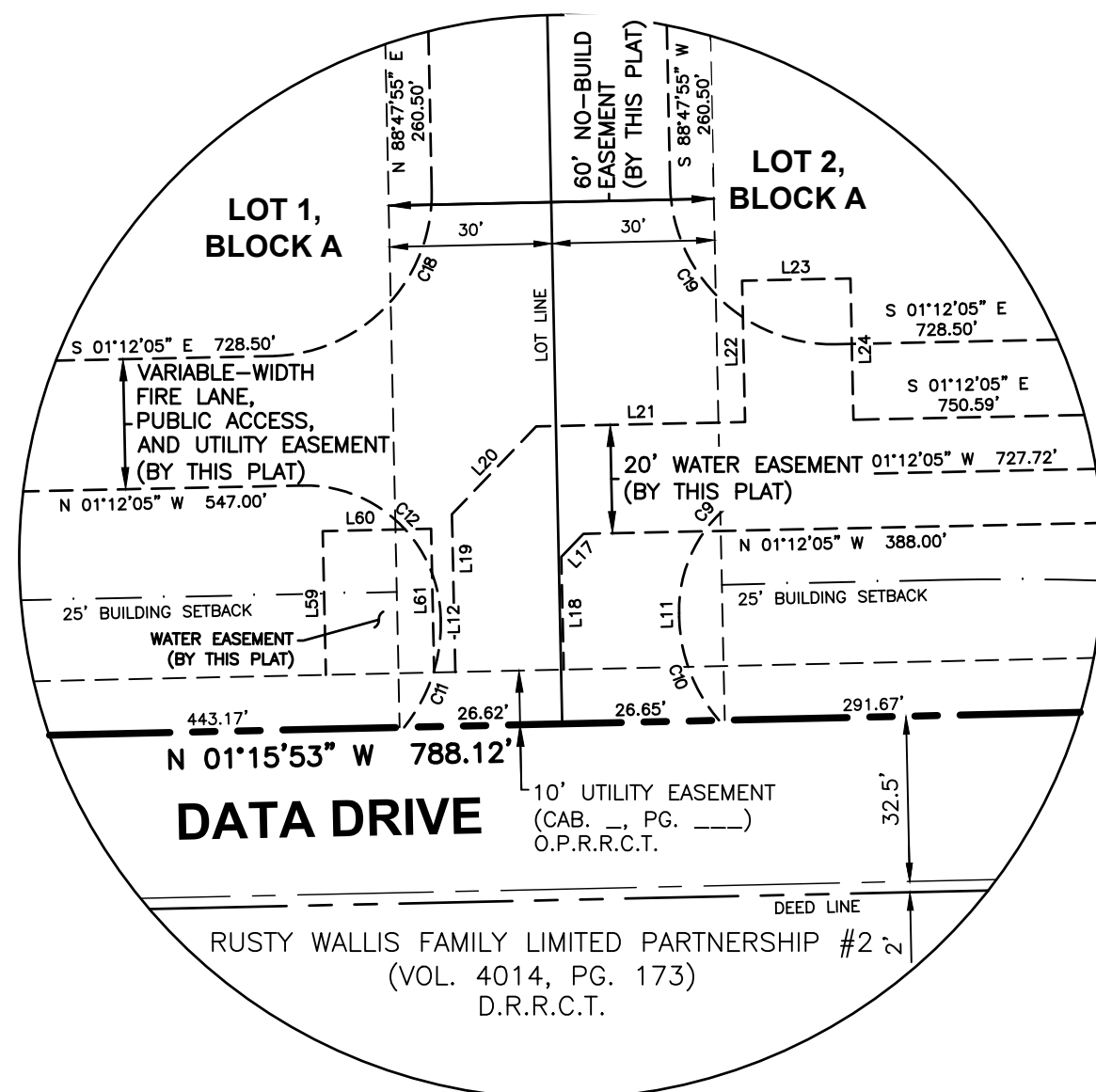
SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953

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

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DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
 2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
 BEING SITUATED IN
 TRACTS 25 & 25-1 OF THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 NOVEMBER 2022
 SHEET 2 OF 3

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-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 Lot 1 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 the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 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 corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found 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); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

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 ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A 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 (except for easements created by separate instrument, which shall be governed by the terms of such separate instrument(s)) and public places thereon shown, and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by 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 created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
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 constructed within public drainage easement areas, if any, created by this plat.
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.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL PARK 30, LOTS 1 AND 2, BLOCK A, 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

_____, _____
City Engineer, City of Rockwall

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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:

By: USEF Rockwall Owner, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

Name:
Title:

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this ____ day of _____, 2022, by _____, _____ of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

Notary Public in and for the State of Texas

My Commission Expires:

FINAL PLAT
ROCKWALL PARK 30
LOTS 1 AND 2, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING SITUATED IN
TRACTS 25 & 25-1 OF THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2022
SHEET 3 OF 3

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

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