



# 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 828 ROCHELL CT.  
 SUBDIVISION ROCKWALL MARKET CENTER EAST LOT 7R-B BLOCK A  
 GENERAL LOCATION KOHL'S PARKING LOT Adj. ROCHELL CT.

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING C-COMMERCIAL CURRENT USE PARKING LOT  
 PROPOSED ZONING C-COMMERCIAL PROPOSED USE PET DOCTOR VET CLINIC  
 ACREAGE 1.117 LOTS [CURRENT] 1 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)

<input type="checkbox"/> OWNER	<u>KOHL'S</u>	<input checked="" type="checkbox"/> APPLICANT	<u>CARROLL ARCHITECTS</u>
CONTACT PERSON	<u>ERIC BORKENHAGEN</u>	CONTACT PERSON	<u>JEFF CARROLL</u>
ADDRESS	<u>N 56 W. 17000 Ridgewood DR</u>	ADDRESS	<u>750 E. I-30</u> <u>SUITE 110</u>
CITY, STATE & ZIP	<u>MENOMONEE FALLS, WI. 53051</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>262-703-6014</u>	PHONE	<u>214.632.1762</u>
E-MAIL	<u>eric.borkenhagen@kohls.com</u>	E-MAIL	<u>JC@CARROLLARCH.COM</u>

## NOTARY VERIFICATION (REQUIRED)

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

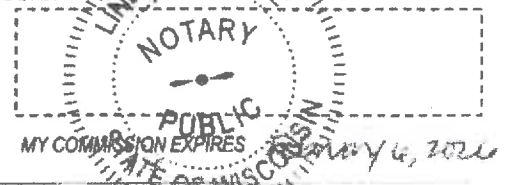
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 11 DAY OF July, 2023.

OWNER'S SIGNATURE Eric Borkenhagen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

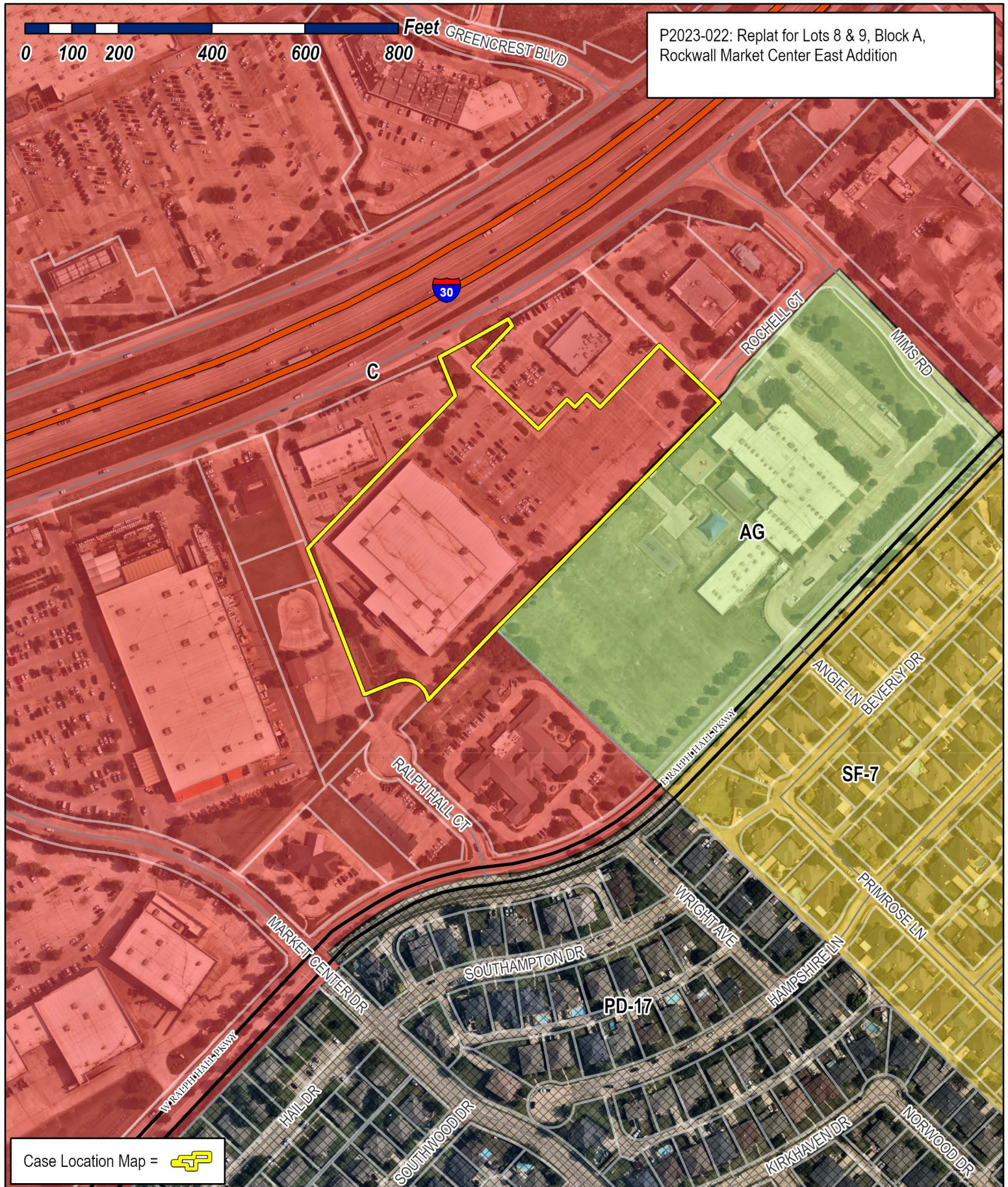
Jandrey Kammal  
NOTARY PUBLIC







P2023-022: Replat for Lots 8 & 9, Block A, Rockwall Market Center East Addition



Case Location Map =



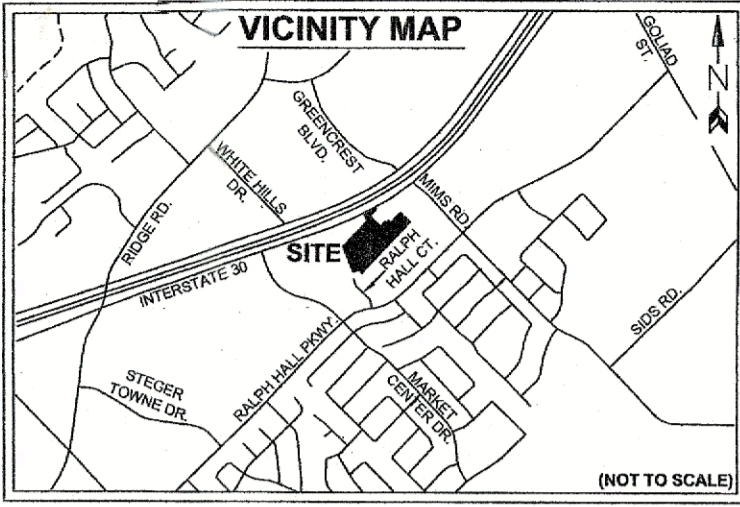
# City of Rockwall

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.

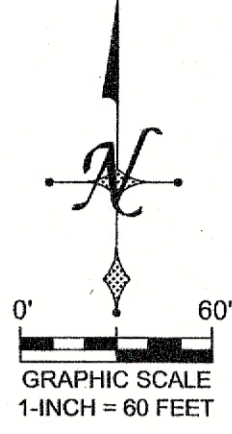
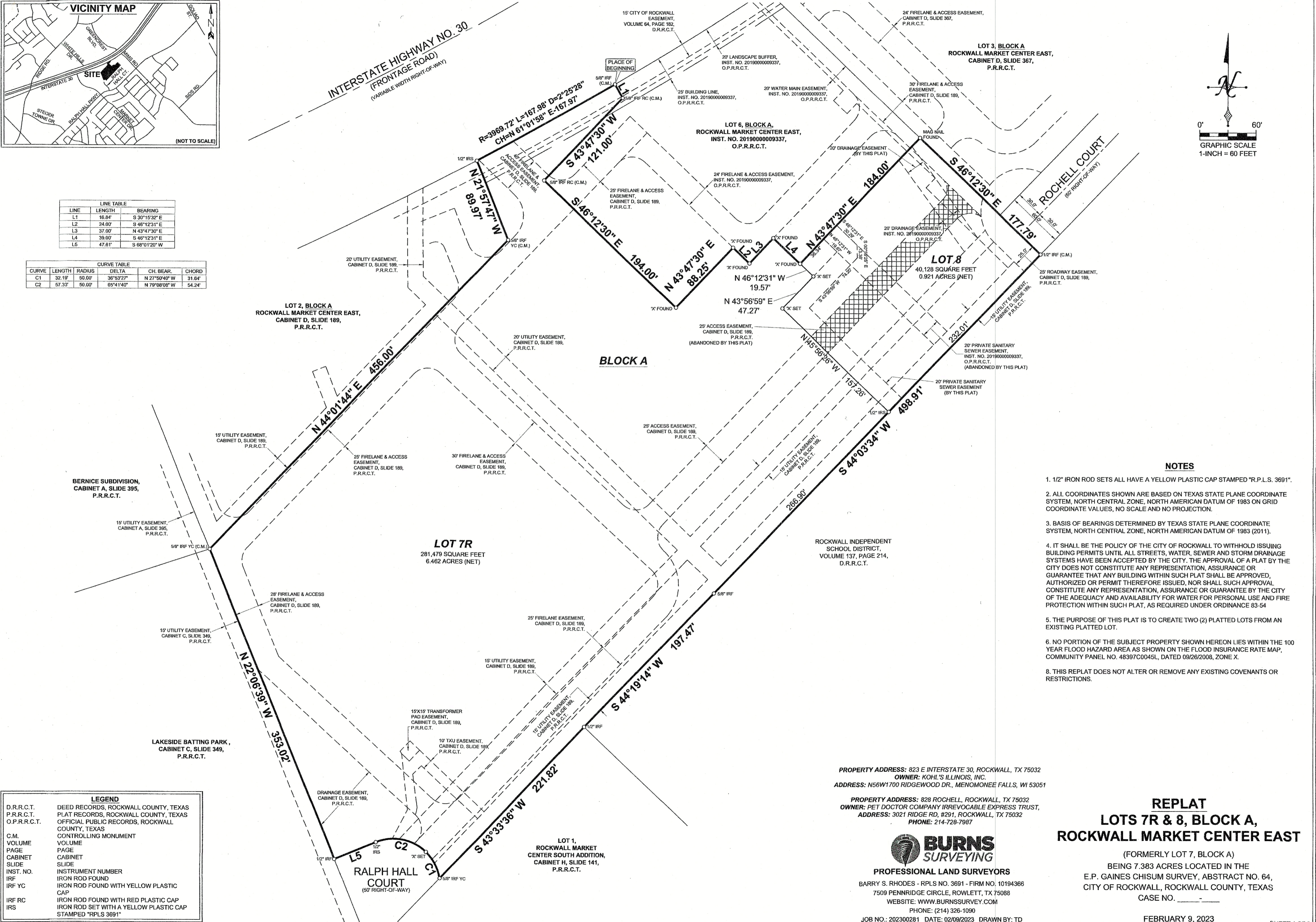






LINE	LENGTH	BEARING
L1	16.84'	S 30°15'32" E
L2	24.00'	S 46°12'31" E
L3	37.00'	N 43°47'30" E
L4	39.00'	S 46°12'31" E
L6	47.61'	S 68°01'20" W

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CHORD
C1	32.19'	50.00'	36°53'27"	N 27°50'40" W	31.64'
C2	57.33'	50.00'	65°41'40"	N 79°08'08" W	54.24'



**NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED 09/26/2008, ZONE X.
- THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS.

LEGEND	
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
C.M.	CONTROLLING MONUMENT
VOLUME	VOLUME
PAGE	PAGE
CABINET	CABINET
SLIDE	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF RC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS: 823 E INTERSTATE 30, ROCKWALL, TX 75032  
 OWNER: KOHL'S ILLINOIS, INC.  
 ADDRESS: N56W1700 RIDGEWOOD DR., MENOMONEE FALLS, WI 53051  
 PROPERTY ADDRESS: 828 ROCHELL, ROCKWALL, TX 75032  
 OWNER: PET DOCTOR COMPANY IRREVOCABLE EXPRESS TRUST,  
 ADDRESS: 3021 RIDGE RD, #291, ROCKWALL, TX 75032  
 PHONE: 214-728-7987



**PROFESSIONAL LAND SURVEYORS**  
 BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366  
 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088  
 WEBSITE: WWW.BURNSSURVEYING.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202300281 DATE: 02/09/2023 DRAWN BY: TD

**REPLAT**  
**LOTS 7R & 8, BLOCK A,**  
**ROCKWALL MARKET CENTER EAST**

(FORMERLY LOT 7, BLOCK A)  
 BEING 7.383 ACRES LOCATED IN THE  
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

FEBRUARY 9, 2023



**OWNER'S DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Kohl's Illinois, Inc. and Pet Doctor Company Irrevocable Express Trust, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 7R & 8, BLOCK A, ROCKWALL MARKET CENTER EAST**, 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 further certify that all other parties who have a mortgage or lien interest in the **LOTS 7R & 8, BLOCK A, ROCKWALL MARKET CENTER EAST**, subdivision 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 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 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.

Name:
Title:

Name:
Title:

STATE OF TEXAS:
COUNTY OF
Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of 20.

Notary Public in and for the State of Texas

My commission expires

STATE OF TEXAS:
COUNTY OF
Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of 20.

Notary Public in and for the State of Texas

My commission expires

**OWNER'S CERTIFICATE**

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS, Kohl's Illinois, Inc., and Pet Doctor Company Irrevocable Express Trust, are the sole owners of portions of a tract of land located in the E.P. GAINES CHISUM SURVEY, Abstract No. 64, City of Rockwall, Rockwall County, Texas, being Lot 7, Block A, of Rockwall Market Center East, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument No. 2019000009337, Official Public Records, Rockwall County, Texas, a portion of said tract of land being described in deed to Kohl's Illinois, Inc., recorded in Instrument No. 2008-00392109, Official Public Records, Rockwall County, Texas, and a portion of said tract of land being described in deed to Pet Doctor Company Irrevocable Express Trust, as recorded in Instrument No. 2023000010555, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found in the Southeast line of Interstate Highway No. 30, at the Northwest corner of Lot 6, Block A, of said Rockwall Market Center East, same being the Northerly Northeast corner of said Lot 7, Block A;

Thence South 30 deg. 15 min. 32 sec. East, along the common line of said Lots 6 and 7, a distance of 16.84 feet to a 5/8 inch iron rod with a red plastic cap found for corner;

Thence South 43 deg. 47 min. 30 sec. West, along said common line, a distance of 121.00 feet to a 5/8 inch iron rod with a red plastic cap found at the West corner of said Lot 6, Block A;

Thence South 46 deg. 12 min. 30 sec. East, along said common line, a distance of 194.00 feet to an 'X' found at the Westerly South corner of said Lot 6, Block A;

Thence North 43 deg. 47 min. 30 sec. East, along said common line, a distance of 88.25 feet to an 'X' found for corner;

Thence South 46 deg. 12 min. 31 sec. East, along said common line, a distance of 24.00 feet to an 'X' found for corner;

Thence North 43 deg. 47 min. 30 sec. East, along said common line, a distance of 37.00 feet to an 'X' found for corner;

Thence South 46 deg. 12 min. 31 sec. East, along said common line, a distance of 39.00 feet to an 'X' found for corner;

Thence North 43 deg. 47 min. 30 sec. East, a distance of 184.00 feet to a Mag nail found in the Southwest line of Lot 3, Block A, of Rockwall Market Center East, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 367, Plat Records, Rockwall County, Texas, at the common Easterly corner of said Lots 6 and 7, Block A;

Thence South 46 deg. 12 min. 30 sec. East, a distance of 177.79 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in deed to Rockwall Independent School District, recorded in Volume 137, Page 214, Deed Records, Rockwall County, Texas, at the South corner of Rochell Court, same being the East corner of said Lot 7, Block A;

Thence South 44 deg. 03 min. 34 sec. West, along said Northwest line, a distance of 498.91 feet to a 5/8 inch iron rod found for corner;

Thence South 44 deg. 19 min. 14 sec. West, a distance of 197.47 feet to a 1/2 inch iron rod found at the West corner of said Rockwall Independent School District tract, same being the North corner of Lot 1, of Rockwall Market Center South Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 141, Plat Records, Rockwall County, Texas;

Thence South 43 deg. 33 min. 36 sec. West, along the Northwest line of said Lot 1, a distance of 221.82 feet to a 5/8 inch iron rod with a yellow plastic cap found in the Northeast line of Ralph Hall Court, at the beginning of a non-tangent curve to the left, having a central angle of 36 deg. 53 min. 27 sec., a radius of 50.00 feet, and a chord bearing and distance of North 27 deg. 50 min. 40 sec. West, 31.64 feet;

Thence Northwesterly along said Northeast line and said curve to the left, an arc distance of 32.19 feet to an 'X' set for corner at the beginning of a curve to the left, having a central angle of 65 deg. 41 min. 40 sec., a radius of 50.00 feet, and a chord bearing and distance of North 79 deg. 08 min. 08 sec. West, 54.24 feet;

Thence Northwesterly, along said curve to the left and North line of said Ralph Hall Court, an arc distance of 57.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence South 68 deg. 01 min. 20 sec. West, along said North line, a distance of 47.61 feet to a 1/2 inch iron rod found in the Northeast line of Lakeside Batting Park, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 349, Plat Records, Rockwall County, Texas, at the Southwest corner of said Lot 7, Block A;

Thence North 22 deg. 06 min. 39 sec. West, a distance of 353.02 feet to a 5/8 inch iron rod with a yellow plastic cap found at the Northeast corner of said Lakeside Batting Park, same being the Southeast corner of Bernice Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 395, Plat Records, Rockwall County, Texas, same being the Southwest corner of Lot 2, Block A, of said Rockwall Market Center East;

Thence North 44 deg. 01 min. 44 sec. East, a distance of 456.00 feet to a 5/8 inch iron rod with a yellow plastic cap found at the East corner of said Lot 2, Block A;

Thence North 21 deg. 57 min. 47 sec. West, a distance of 89.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the said Southeast line of Interstate Highway No. 30, at the common Northerly corner of said Lots 2 and 7, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02 deg. 25 min. 28 sec., a radius of 3969.72 feet, and a chord bearing and distance of North 61 deg. 01 min. 58 sec. East, 167.97 feet;

Thence Northeasterly, along said curve to the left and said Southeast line, an arc distance of 167.98 feet the PLACE OF BEGINNING and containing 321,606 square feet or 7.383 acres of land.

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT, TEXAS this 10th day of July, 2023

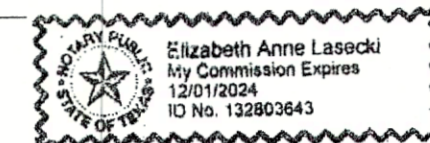
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of July, 2023

Notary Public in and for the State of Texas
My commission expires:



**CERTIFICATE OF APPROVAL**

**CITY SIGNATURE BLOCK**

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 Council of the City of Rockwall on the day of

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.

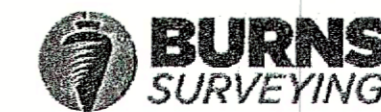
WITNESS OUR HANDS, this day of

Mayor, City of Rockwall City Secretary

City Engineer

PROPERTY ADDRESS: 823 E INTERSTATE 30, ROCKWALL, TX 75032
OWNER: KOHL'S ILLINOIS, INC.
ADDRESS: N56W1700 RIDGEWOOD DR., MENOMONEE FALLS, WI 53051

PROPERTY ADDRESS: 828 ROCHELL, ROCKWALL, TX 75032
OWNER: PET DOCTOR COMPANY IRREVOCABLE EXPRESS TRUST,
ADDRESS: 3021 RIDGE RD, #291, ROCKWALL, TX 75032
PHONE: 214-728-7987



PROFESSIONAL LAND SURVEYORS

BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366

7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088

WEBSITE: WWW.BURNSURVEY.COM

PHONE: (214) 326-1090

JOB NO.: 202300281 DATE: 02/09/2023 DRAWN BY: TD

**REPLAT
LOTS 7R & 8, BLOCK A,
ROCKWALL MARKET CENTER EAST**

(FORMERLY LOT 7, BLOCK A)

BEING 7.383 ACRES LOCATED IN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. -

FEBRUARY 9, 2023