

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

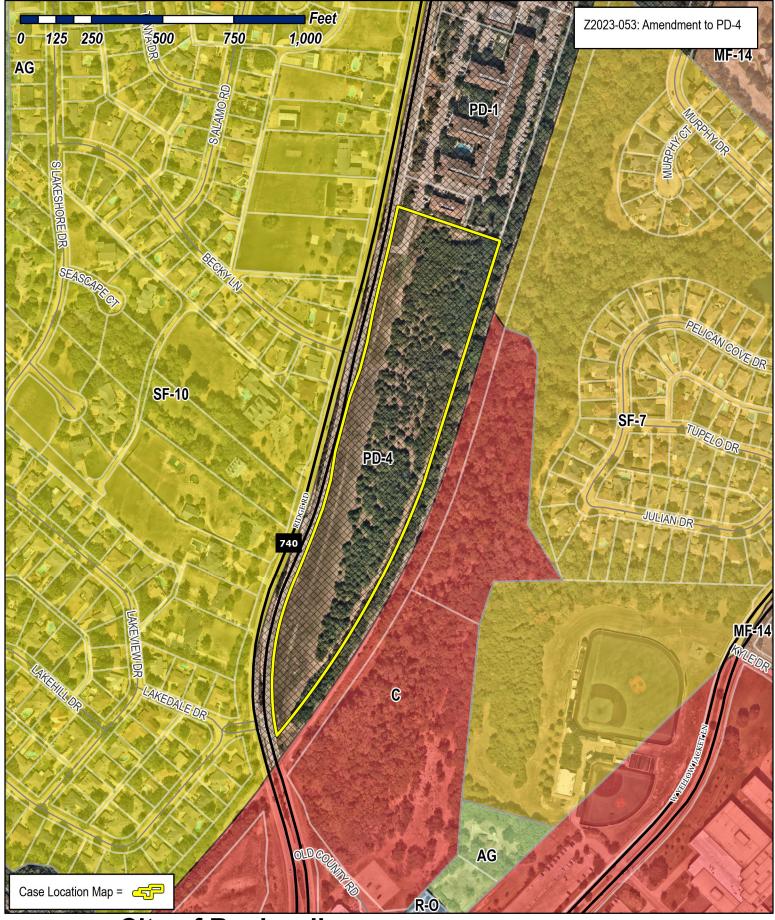
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

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:				

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]. PLATTING APPLICATION FEES: **ZONING APPLICATION FEES:** ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² <u>NOTES:</u>
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 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 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** 1661 Ridge Road, Rockwall, TX 75087 SUBDIVISION LOT **BLOCK** Northeast Corner of Ridge Rd & Dallas Garland N.E. Railroad GENERAL LOCATION ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] PD-4 **CURRENT ZONING CURRENT USE** vacant PROPOSED ZONING PD-4 (amended) PROPOSED USE office **ACREAGE** 12.1462 LOTS [CURRENT] LOTS [PROPOSED] 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 IPLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED. ☐ OWNER ☑ APPLICANT HFS Management, Inc. Rockwall Economic Development Corporation Matt Wavering Richard Chandler **CONTACT PERSON** CONTACT PERSON 122 W. John Carpenter Fwy, Ste 400 2610 Observation Trl, Suite 104 **ADDRESS ADDRESS** CITY, STATE & ZIP Irving, TX 75039 CITY, STATE & ZIP Rockwall, TX 75032 **PHONE PHONE** 972-772-0025 rchandler@sei-mi.com E-MAIL mwavering@rockwalledc.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 \$382.19 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE November 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 REQUE SALLY ARTHUR Notary ID #6111708 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE My Commission Expires July 6, 2025 OWNER'S SIGNATURE

MY COMMISSION EXPIRES

1-11-25





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

(P): (972) 771-7745 (W): www.rockwall.com

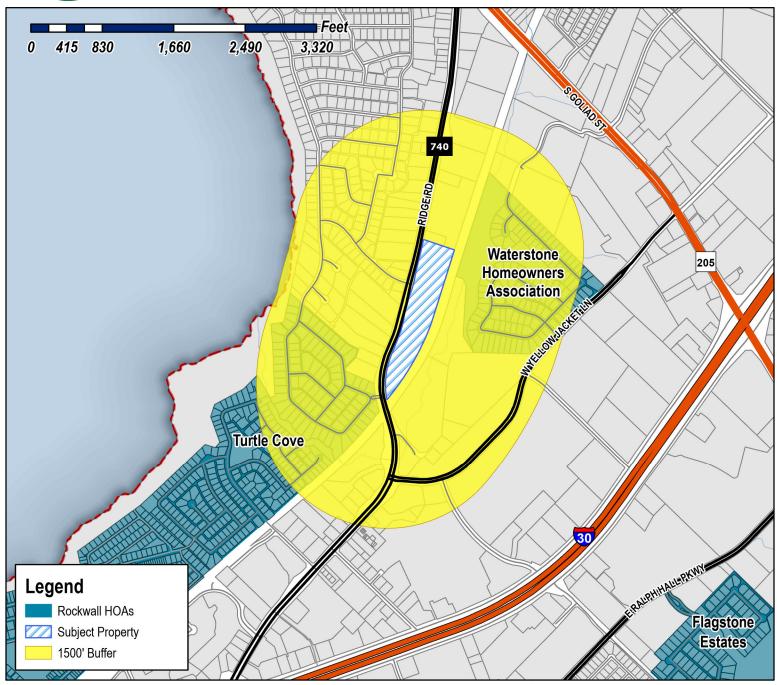
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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Case Number: Z2023-053

Case Name: Amendment to PD-4

Case Type:ZoningZoning:PD-4Case Address:Ridge Rd.

Date Saved: 11/10/2023

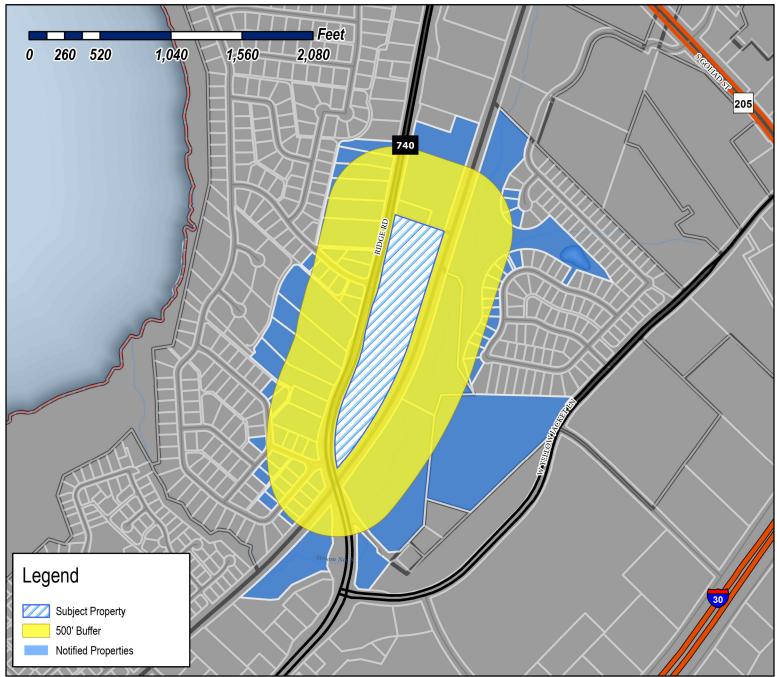
For Questions on this Case Call (972) 771-7745





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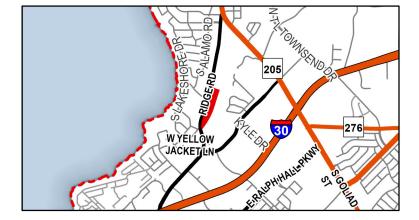
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For Questions on this Case Call: (972) 771-7746



NEUFELL JAMES V AND FRANCINE M 101 BECKY LN ROCKWALL, TX 75087 RESIDENT 102 LAKEDALE DR ROCKWALL, TX 75087 MARSHALL RICHARD A AND KENNETH F WILSON 103 BECKY LN ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J 103 JULIAN DR ROCKWALL, TX 75087 HAMILTON JAMES MARK AND STEVEN TORRES 104 BECKY LN ROCKWALL, TX 75087 WEST KENDRA LYNN AND JOHN HENRY LEWIS 104 LAKEDALE DRIVE ROCKWALL, TX 75087

COX MARCUS D 105 BECKY LANE ROCKWALL, TX 75087 AZULAY TJ AND MELINDA 105 EMERALD COVE HEATH, TX 75032

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III 106 LAKEDALE DR ROCKWALL, TX 75087 VILLASENOR GRACIELA R 106 PELICAN COVE DR ROCKWALL, TX 75087 RESIDENT 107 BECKY LN ROCKWALL, TX 75087

PECK RUTH H 108 LAKEDALE DR ROCKWALL, TX 75087 ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA 118 PELICAN COVE DR ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO, IL 60606 HFS MANAGEMENT INC C/O HANNA SAHLIYEH 122 W JOHN CARPENTER FWY STE 400 IRVING, TX 75039

SHUGART WILLIAM E & MERIDITH JUNE 124 PELICAN COVE DR ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY 130 PELICAN COVE DR ROCKWALL, TX 75087 RESIDENT 1309 RIDGE RD ROCKWALL, TX 75087 RESIDENT 134 PELICAN COVE DR ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J 138 PELICAN COVE DR ROCKWALL, TX 75087 HIDALGO RAFAEL 1400 RIDGE RD ROCKWALL, TX 75087 MASON RONALD E & GLORIA M 1402 RIDGE RD ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS, TRUSTEES 1404 RIDGE RD ROCKWALL, TX 75087

RESIDENT 1405 RIDGE RD ROCKWALL, TX 75087 RESIDENT 1406 RIDGE RD ROCKWALL, TX 75087

NORMAN LINDA 1406-B RIDGE RD ROCKWALL, TX 75087 PADILLA OSCAR GAMALIEL AND MELISSA AZUSENA 1408 RIDGE ROAD ROCKWALL, TX 75087

RESIDENT 1410 RIDGE RD ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N	KROPKE JAMES & MARY	CRANE ADAM T
1412 RIDGE ROAD	142 PELICAN COVE DR	146 PELICAN COVE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TEBBUTT BRIAN C	TEBBUTT BRIAN & MYLA	WELLS RACHEL MARY
150 PELICAN COVE DR	150 PELICAN COVE DRIVE	1502 RIDGE ROAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BARRON JOSE ENRIQUE AND ELIZABETH	RESIDENT	MCANALLY JOHN L & CINDY N
1504 RIDGE RD	156 PELICAN COVE DR	1600 RIDGE RD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	T ROCKWALL APARTMENTS TX LLC	HARRIS FAMILY LAKE HOUSE, LLC
1602 RIDGE RD	16600 DALLAS PARKWAY SUITE 300	1663 MISSOURI ST
ROCKWALL, TX 75087	DALLAS, TX 75248	SAN DIEGO, CA 92109
UHLIG JANET KAY	RESIDENT	GREEN STEVEN T
168 MURPHY CT	1722 RIDGE RD	1724 RIDGE RD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT 1726 RIDGE RD ROCKWALL, TX 75087	HATCHER JASON & NATASHA HATCHER 1728 RIDGE RD ROCKWALL, TX 75087	RESIDENT 174 MURPHY CT ROCKWALL, TX 75087
KELLY TANNER B	PETTIGREW TERESA VIOLA	BALL DEREK AND AMANDA
178 MURPHY CT	1901 LAKEVIEW DR	1903 LAKEVIEW DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
VAUGHAN DANIEL J AND JESSICA	PADILLA KRIS AND JOE	RUSSELL CURTIS J & JENNIFER J
1905 LAKEVIEW DR	2005 LAKESHORE DRIVE	2006 S LAKESHORE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
FRITSCH TERYL W AND JANICE L	CHARLES JACOB	HIGGINS BYRON STEPHEN AND

MARSHALL BRUCE AND LORRAINE 2010 S LAKESHORE DRIVE ROCKWALL, TX 75087

2007 S LAKESHORE

ROCKWALL, TX 75087

RESIDENT 2011 LAKESHORE DR ROCKWALL, TX 75087

2008 S LAKESHORE DR

ROCKWALL, TX 75087

SALAZAR AARON AND OLGA 2012 LAKESHORE DR ROCKWALL, TX 75087

KIMBERLY LEE PETRIELLO

2009 S LAKESHORE DRIVE

ROCKWALL, TX 75087

RESTORATION PROPERTIES GROUP LLC 2013 S LAKESHORE DRIVE ROCKWALL, TX 75087 RESIDENT 2014 LAKESHORE DR ROCKWALL, TX 75087 RIIS RICKI LEE 203 LAKEVIEW DR ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN 206 LAKEVIEW DR ROCKWALL, TX 75087 HAYNES PETER & JANNA 208 LAKEVIEW DRIVE ROCKWALL, TX 75087 RESIDENT 2135 RIDGE RD ROCKWALL, TX 75087

MFR PROPERTIES LLC AND YELLOW JACKET PLAZA LLC 28632 ROADSIDE DR SUITE 270 AGOURA HILLS, CA 91301

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
301 MCKINNEY ST
FARMERSVILLE, TX 75442

RPSC ROCKWALL PROPERTIES LLC 3201 E PRESIDENT GEORGE BUSH HIGHWAY SUITE 101 RICHARDSON, TX 75082

SOLENA GROUP, LLC 321 PRAIRIE VIEW RD ROCKWALL, TX 75087 WILLCOXEN R GENE & MARY F 4820 SUTCLIFF AVE SAN JOSE, CA 95118 SHERI POWERS REVOCABLE TRUST SHERI POWERS- TRUSTEE 4872 CORONADO AVE SAN DIEGO, CA 92107

THAMES HOLDING LLC 514 WILDEWOOD DR CHANDLER, TX 75758 HENDRICKS JAMES & BARBARA 5903 VOLUNTEER PL ROCKWALL, TX 75032 ROCKWALL I S D 801 E WASHINGTON ST ROCKWALL, TX 75087

RESIDENT 900 W YELLOWJACKET LN ROCKWALL, TX 75087 HUDSON SFR PROPERTY HOLDINGS LLC C/O HUDSON HOMES MANAGEMENT LLC ATTN: HEATHER HAWKINS 2711 N HASKELL STE 1800 DALLAS, TX 75204

AMERICAN RESIDENTIAL LEASING COMPANY LLC ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO, SUITE 300 CALABASAS, CA 91302

KJT FLYING PROPERTIES LLC PO BOX 1476 ROCKWALL, TX 75087 BURKE CASEY JOE AND ANDREA GAYDEN PO BOX 2514 ROCKWALL, TX 75087



November 13, 2023

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

Re: 1661 Ridge Rd

Mr. Miller:

Enclosed you will find an application and supporting documents requesting that the Planning and Zoning Commission and City Council grant an amendment to the PD-4 zoning on the 12.1462-acre tract of land located at 1661 Ridge Rd in Rockwall. The Rockwall Economic Development Corporation (REDC) has a contract to purchase the property and has been performing due diligence and planning exercises over the past several months.

The REDC intends to utilize the property to attract "Class-A" corporate office developments occupied by tenants that can provide high-quality employment opportunities for the citizens of Rockwall. In order to attract the tenants and the significant tax value investment desired by the REDC, we are proposing office projects that will be vertical in nature, which we feel will be of superior quality than the standard one or two-story garden-style office buildings that are more commonly seen without public involvement.

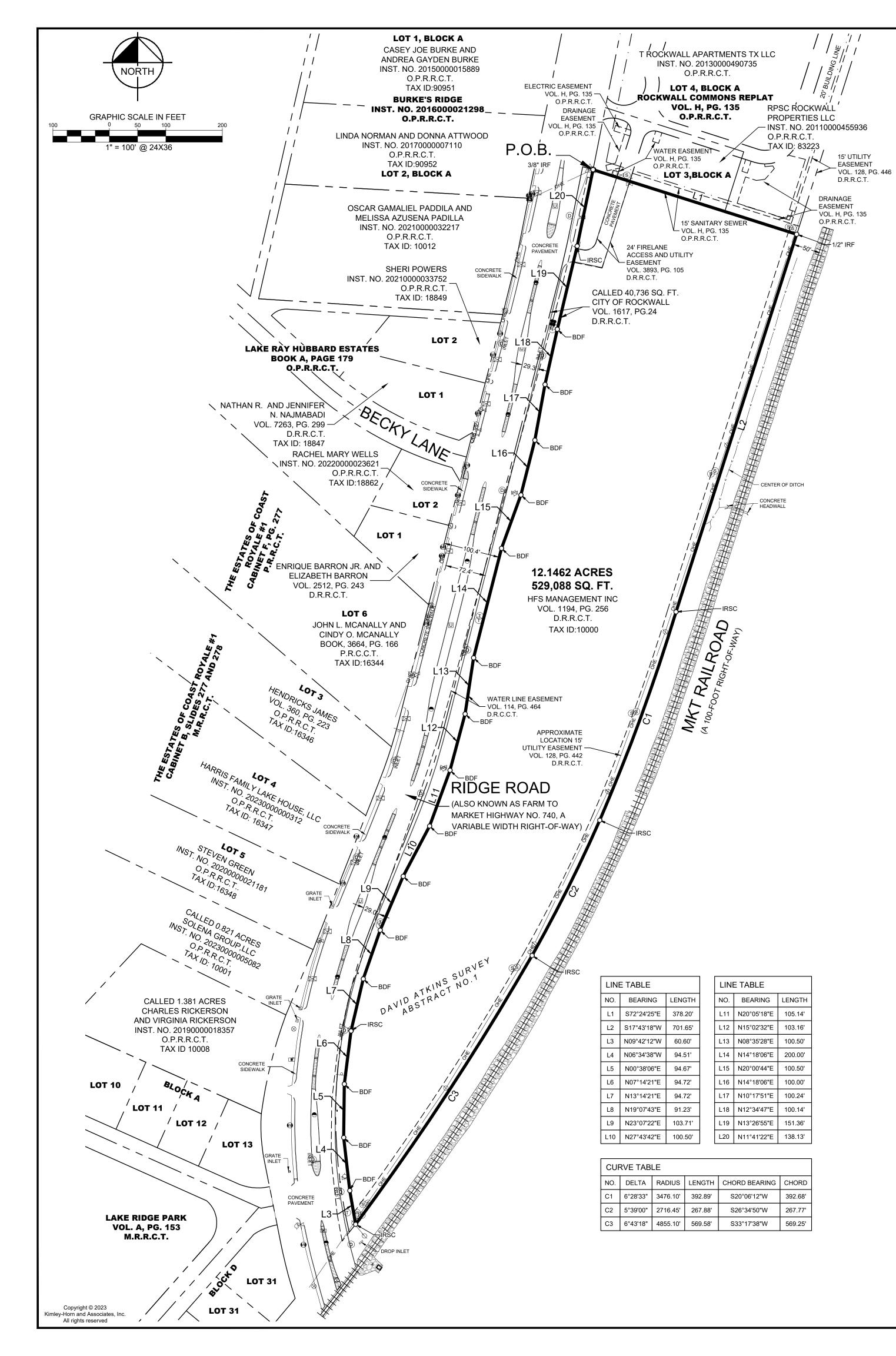
The provided cross-sections show a potential maximum building height of 90 feet above grade. Therefore, the zoning requires an amendment to allow for building heights up to 90 feet, as well as the FAR (floor area ratio) to accommodate office buildings of this scale. Please note that the property grade is approximately 12 to 13 feet below the elevation of Ridge Road. The REDC does not anticipate that a future office building will exceed the existing heights of the Lakeview Apartments building located to the north of the adjacent Rockwall Commons.

It is worth noting that the REDC is strictly governed by state statute as well as oversight provided by a Board of Directors of Rockwall residents appointed by the Rockwall City Council. You may rest-assured that the future development of this property will be of the highest-quality, will adhere to City of Rockwall development standards, and will support business enterprise and local employment alike. Furthermore, the REDC is highly selective in its recruiting efforts and therefore will be patient in the development of this property, not wishing to compromise on quality for an expedient development.

The REDC kindly requests this amendment to PD-4 to facilitate the development of this property for the purposes of high-quality corporate office development.

Respectfully,

Matt Wavering Vice President



PROPERTY DESCRIPTION

BEING a tract of land situated in the David Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being a portion of a tract of land described in the Special Warranty Deed to HFS Management Inc., recorded in Volume 1194, Page 256, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 3/8-inch iron rod found in the east right-of-way line of Ridge Road (also known as Farm to Market Highway No. 740, a variable width right-of-way), same being the northeast corner of a called 40,736 square foot tract of land described in the Right-of-Way Deed to the City of Rockwall, recorded in Volume 1617, Page 25, Deed Records, Rockwall County, Texas, and being the southwest corner of Lot 3, Block A of Rockwall Commons Replat, an Addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 20100000443217, Official Public Records, Rockwall County, Texas, and being in the north line of said HFS Management Inc., tract;

THENCE with the north line of said HFS Management Inc., tract, South 72°24'25" East, a distance of 378.20 feet to a 1/2-inch iron rod found in the west right-of-way line of MKT Railroad (a 100-foot right-of-way), same being the southeast corner of Lot 4, Block A of the aforementioned Rockwall Commons Replat;

THENCE with the west right-of-way line of said MKT Railroad, the following courses and distances:

South 17°43'18" West, a distance of 701.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,476.10 feet, a central angle of 06°28'33", and a chord bearing and distance of South 20°06'12" West, 392.68 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 392.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,716.45 feet, a central angle of 05°39'00", and a chord bearing and distance of South 26°34'50" West, 267.77 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 267.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,855.10 feet, a central angle of 06°43'18", and a chord bearing and distance of South 33°17'38" West, 569.25 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 569.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the intersection of the west right-of-way line of said MKT Railroad and the east right-of-way line of said

THENCE with said east right-of-way line of Ridge Road and the east line of the aforementioned 40,736 square foot tract, the following courses and distances:

North 09°42'12" West, a distance of 60.60 feet to a 4-inch bronze disk stamped "Texas Department of Transportation" found (hereinafter called bronze disk);

North 06°34'38" West, a distance of 94.51 feet to a bronze disk found;

North 00°38'06" East, a distance of 94.67 feet to a bronze disk found;

North 07°14'21" East, a distance of 94.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 13°14'21" East, a distance of 94.72 feet to a bronze disk found;

North 19°07'43" East, a distance of 91.23 feet to a bronze disk found;

North 23°07'22" East, a distance of 103.71 feet to a bronze disk found;

North 27°43'42" East, a distance of 100.50 feet to a bronze disk found;

North 20°05'18" East, a distance of 105.14 feet to a bronze disk found;

North 15°02'32" East, a distance of 103.16 feet to a bronze disk found;

North 08°35'28" East, a distance of 100.50 feet to a bronze disk found;

North 14°18'06" East, a distance of 200.00 feet to a bronze disk found;

North 20°00'44" East, a distance of 100.50 feet to a bronze disk found;

North 14°18'06" East, a distance of 100.00 feet to a bronze disk found;

North 10°17'51" East, a distance of 100.24 feet to a bronze disk found;

North 12°34'47" East, a distance of 100.14 feet to a bronze disk found:

North 13°26'55" East, a distance of 151.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 11°41'22" East, a distance of 138.13 feet to the **POINT OF BEGINNING** and containing a calcualted area of 529,088 square feet or 12.1462 acres of land.

NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization of 2011.
- 2. There was no visible evidence of current earth moving work, building construction or building additions were observed at the time of the survey.
- 3. There were no marked or designated parking spaces at the time of survey.
- Tax ID Numbers and property addresses shown hereon referenced from the Rockwall Central Appraisal District Website (rockwallcad.com).

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-386137-RTT, effective date August 18, 2023, issued August 31, 2023.)

10e. The Easement to the City of Rockwall, recorded in Volume 114, Page 464, Deed Records, Rockwall County, Texas, as shown hereon.

10f. The 15-foot Utility Easement recorded in Volume 128, Page 442, Deed Records, Rockwall County, Texas, as shown hereon.

10g. The 24-foot Firelane, Access and Utility Easement to the City of Rockwall, recorded in Volume 3893, Page 105, Real Property Records, Rockwall County, Texas, as shown hereon.

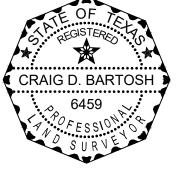
SURVEYOR'S CERTIFICATION:

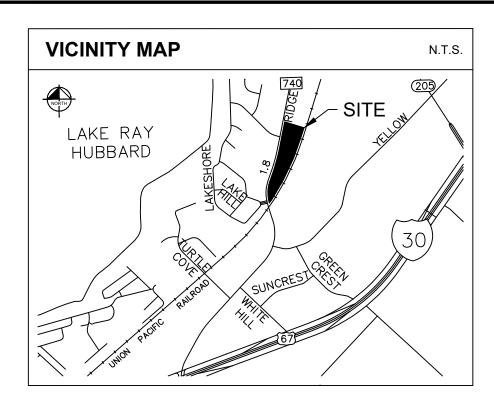
To: HFS Management, INC; FWT Development LLC; First American Title Insurance Company; Republic Title of Texas, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 13 and 16 of Table A thereof.

The field work was completed on August 21, 2023.







<u> </u>	ROOF DRAIN	\boxtimes	MAIL BOX
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<u> </u>	CABLE TV HANDHOLE	(S)	SANITARY SEWER MANHOLE
rv)	CABLE TV MANHOLE	8	SANITARY SEWER MARKER FLAG
řý	CABLE TV MARKER FLAG	À	SANITARY SEWER MARKER SIGN
_	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK
ĪΖ	CABLE TV VAULT	<u>s</u>	SANITARY SEWER VAULT
С	COMMUNICATIONS BOX	D	STORM SEWER BOX
<u>=</u>	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
0	COMMUNICATIONS MANHOLE	0	STORM SEWER MANHOLE
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<u>&</u>	COMMUNICATIONS MARKER SIGN	1000	TRAFFIC BARRIER
С	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
•	ELEVATION BENCHMARK	TR	TRAFFIC BOX
Ė	FIBER OPTIC BOX	®	CROSS WALK SIGNAL
Ð	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
F)	FIBER OPTIC MANHOLE	TR	TRAFFIC MANHOLE
Đ	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
A	FIBER OPTIC MARKER SIGN	©	TRAFFIC SIGNAL
F	FIBER OPTIC VAULT	ĪR	TRAFFIC VAULT
8	MONITORING WELL	U	UNIDENTIFIED BOX
<u> </u>	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
<u>g</u>	GAS METER	0	UNIDENTIFIED METER
<u>g</u>	GAS MANHOLE	Ŵ	UNIDENTIFIED MANHOLE
<u>Ĝ</u>	GAS MARKER FLAG	Û	UNIDENTIFIED MARKER FLAG
<u>a</u>	GAS SIGN	<u> </u>	UNIDENTIFIED MARKER SIGN
<u></u>	GAS TANK	Ø	UNIDENTIFIED POLE
G]	GAS VAULT	0	UNIDENTIFIED TANK
<u> </u>	GAS VALVE		UNIDENTIFIED VAULT
<u>I</u>	TELEPHONE BOX	<u> </u>	UNIDENTIFIED VALVE
D =\	TELEPHONE HANDHOLE	<u> </u>	TREE
<u>T)</u>	TELEPHONE MANHOLE	W	WATER BOX
<u>D</u>	TELEPHONE MARKER FLAG	g	FIRE DEPT. CONNECTION
<u> </u>	TELEPHONE MARKER SIGN	<u> </u>	WATER HAND HOLE
<u> </u>	TELEPHONE VAULT	<u> </u>	FIRE HYDRANT
<u>6\</u>	PIPELINE MARKER SIGN	(W)	WATER MANHOLE
<u>E</u>	ELECTRIC BOX FLOOD LIGHT	<u> </u>	WATER MANHOLE WATER MARKER FLAG
-	GUY ANCHOR		WATER MARKER FLAG WATER MARKER SIGN
<u> </u>	GUY ANCHOR POLE	W	WATER WARKER SIGN WATER VAULT
<u>y</u> D	ELECTRIC HANDHOLE		WATER VALVE
<u> </u>	LIGHT STANDARD		AIR RELEASE VALVE
<u>)</u>	ELECTRIC METER	Ø	WATER WELL
E)	ELECTRIC MANHOLE	_	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	_	IRON ROD WITH CAP FOUND
<u>Z</u>	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
<u>2</u>	UTILITY POLE	PKF	PK NAIL FOUND
Ŧ)	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC VAULT	IPF	IRON PIPE FOUND
ਰ	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
⇌	SIGN	XS	"X" CUT IN CONCRETE SET
Ē	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
<u>=</u>	BORE LOCATION		POINT OF BEGINNING
		,	

	ADJACENT PROPERTY LIF
	EASEMENT LINE
·	BUILDING LINE
OHE	OVERHEAD UTILITY LINE
-x - x - x - x -	FENCE
<u>, titilali, titil</u>	CONCRETE PAVEMENT

LINE TYPE LEGEND

ABBREVIATION LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA"

SET

IRFC = IRON ROD WITH CAP FOUND

BDF = BRONZE DISK STAMPED "TEXAS DEPARTMENT OF

TRANSPORTATION" FOUND
VOL. = VOLUME
PG = PAGF

PG. = PAGE O.P.R.R.C.T = OFFICIAL PUBLIC RECORDS, ROCKWALL

M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

ALTA/NSPS LAND TITLE SURVEY

12.1462 ACRES
DAVID ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Kinley Horn

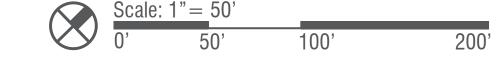
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 1" = 100'
 AEL
 CDB
 Sep. 2023
 064584403
 1 OF 1

CONCEPT SITE PLAN









CONCEPT SITE SECTION

