



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 **Fit Sport Life Blvd.**

SUBDIVISION **Structured REA-Rockwall Land, LLC**

Inst. No. **2021000001622**

GENERAL LOCATION **Southeast corner of I-30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C**

PROPOSED USE **Vacant/Commercial**

ACREAGE **23.680 acres**

LOTS [CURRENT] **2**

LOTS [PROPOSED] **3**

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 **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **2201 E. Lamar Blvd, Ste 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

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

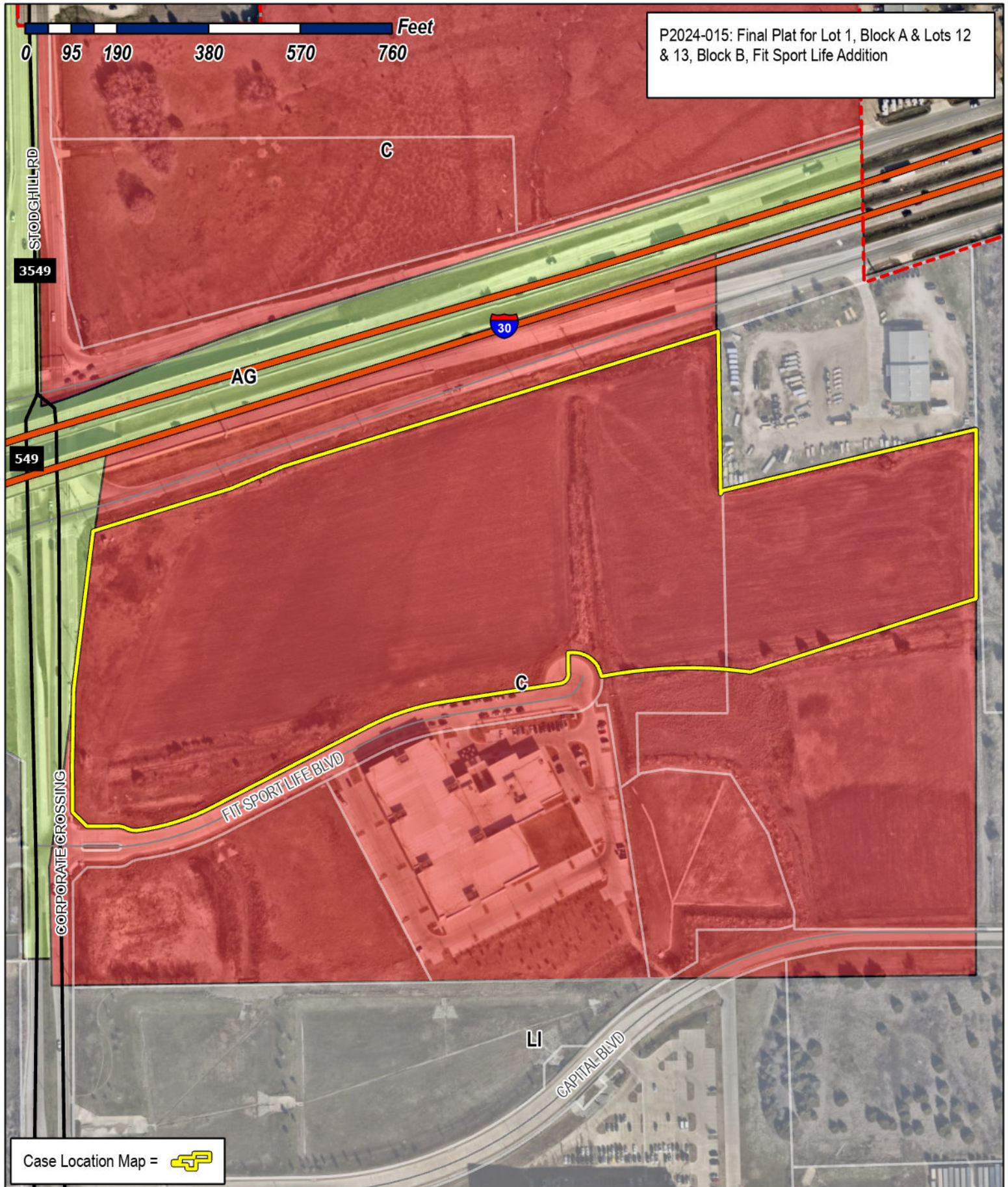
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 773.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF April, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL, TEXAS (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 11th DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



Mapcheck 6: GrossBoundary Description-19144.02

Closure Summary

Precision, 1 part in: 286396.3121'

Error distance: 0.0183'

Error direction: N10° 30' 36"W

Area: 1031488 Sq. Ft.

Square area: 1031487.620

Perimeter: 5228.3200'

Point of Beginning

Easting: 2607333.9853'

Northing: 7023692.3353'

Side 1: Line

Direction: N72° 51' 57"E

Angle: [-107° 08' 03.00"]

Deflection angle: [072° 51' 57.00"]

Distance: 299.0400'

Easting: 2607619.7531'

Northing: 7023780.4355'

Side 2: Line

Direction: N67° 03' 28"E

Angle: [174° 11' 31.00"]

Deflection angle: [-005° 48' 29.00"]

Distance: 118.0100'

Easting: 2607728.4283'

Northing: 7023826.4362'

Side 3: Line

Direction: N72° 46' 09"E

Angle: [-174° 17' 19.00"]

Deflection angle: [005° 42' 41.00"]

Distance: 943.3700'

Easting: 2608629.4590'

Northing: 7024105.8832'

Side 4: Line

Direction: S01° 36' 16"E

Angle: [-074° 22' 25.00"]

Deflection angle: [105° 37' 35.00"]

Distance: 329.0800'

Easting: 2608638.6730'

Northing: 7023776.9322'

Side 5: Line

Direction: N76° 34' 05"E

Angle: [078° 10' 21.00"]

Deflection angle: [-101° 49' 39.00"]

Distance: 540.7000'

Easting: 2609164.5830'

Northing: 7023902.5315'

Side 6: Line

Direction: S01° 41' 51"E

Angle: [-078° 15' 56.00"]

Deflection angle: [101° 44' 04.00"]

Distance: 345.1600'

Easting: 2609174.8075'

Northing: 7023557.5230'

Side 7: Line

Direction: S71° 45' 12"W

Angle: [-106° 32' 57.00"]

Deflection angle: [073° 27' 03.00"]
Distance: 505.0800'
Easting: 2608695.1243'
Northing: 7023399.3781'

Side 8: Curve

Curve direction: Counter-clockwise
Radius: [830.0113']
Arc length: 255.2900'
Delta angle: 017° 37' 23.00"
Tangent: [128.6635']
Chord direction: S89° 49' 15"W
Chord angle: [-161° 55' 57.00"]
Deflection angle: [018° 04' 03.00"]
Chord distance: 254.2900'
Easting: 2608440.8355'
Northing: 7023398.5830'

Side 9: Line

Direction: S81° 00' 34"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 59.8700'
Easting: 2608381.7011'
Northing: 7023389.2270'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [60.0014']
Arc length: 94.2300'
Delta angle: 089° 58' 48.00"

Tangent: [59.9805']
Chord direction: N55° 36' 06"W
Chord angle: [-136° 36' 40.00"]
Deflection angle: [043° 23' 20.00"]
Chord distance: 84.8400'
Easting: 2608311.6971'
Northing: 7023437.1567'

Side 11: Line

Direction: S08° 57' 11"E
Angle: [091° 38' 19.00"]
Deflection angle: [-088° 21' 41.00"]
Distance: 38.2900'
Easting: 2608317.6559'
Northing: 7023399.3333'

Side 12: Curve

Curve direction: Clockwise
Radius: [19.9965']
Arc length: 31.4000'
Delta angle: 089° 57' 45.00"
Tangent: [19.9834']
Chord direction: S36° 01' 41"W
Chord angle: [-135° 01' 08.00"]
Deflection angle: [044° 58' 52.00"]
Chord distance: 28.2700'
Easting: 2608301.0281'
Northing: 7023376.4705'

Side 13: Line

Direction: S81° 00' 34"W

Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 242.2300'
Easting: 2608061.7741'
Northing: 7023338.6168'

Side 14: Curve

Curve direction: Counter-clockwise
Radius: [529.9967']
Arc length: 169.8200'
Delta angle: 018° 21' 29.00"
Tangent: [85.6417']
Chord direction: S71° 49' 49"W
Chord angle: [170° 49' 15.00"]
Deflection angle: [-009° 10' 45.00"]
Chord distance: 169.0900'
Easting: 2607901.1154'
Northing: 7023285.8890'

Side 15: Line

Direction: S62° 39' 05"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 360.3600'
Easting: 2607581.0336'
Northing: 7023120.3384'

Side 16: Curve

Curve direction: Clockwise
Radius: [470.0040']
Arc length: 161.1700'

Delta angle: 019° 38' 50.00"
Tangent: [81.3833']
Chord direction: S72° 28' 30"W
Chord angle: [-170° 10' 35.00"]
Deflection angle: [009° 49' 25.00"]
Chord distance: 160.3800'
Easting: 2607428.0976'
Northing: 7023072.0445'

Side 17: Curve

Curve direction: Clockwise
Radius: [42.4966']
Arc length: 25.4600'
Delta angle: 034° 19' 30.00"
Tangent: [13.1244']
Chord direction: N80° 32' 20"W
Chord angle: [-162° 50' 15.00"]
Deflection angle: [017° 09' 45.00"]
Chord distance: 25.0800'
Easting: 2607403.3587'
Northing: 7023076.1671'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [42.5080']
Arc length: 21.3800'
Delta angle: 028° 49' 27.00"
Tangent: [10.9238']
Chord direction: N77° 47' 18"W
Chord angle: [165° 35' 17.00"]

Deflection angle: [-014° 24' 43.00"]

Chord distance: 21.1600'

Easting: 2607382.6775'

Northing: 7023080.6429'

Side 19: Curve

Curve direction: Clockwise

Radius: [457.5731']

Arc length: 15.5900'

Delta angle: 001° 57' 08.00"

Tangent: [7.7961']

Chord direction: S88° 46' 32"W

Chord angle: [-179° 01' 26.50"]

Deflection angle: [000° 58' 33.50"]

Chord distance: 15.5900'

Easting: 2607367.0911'

Northing: 7023080.3098'

Side 20: Line

Direction: S89° 45' 06"W

Angle: [180° 00' 00.00"]

Deflection angle: [-000° 00' 00.00"]

Distance: 45.4600'

Easting: 2607321.6315'

Northing: 7023080.1127'

Side 21: Line

Direction: N45° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 42.4300'

Easting: 2607291.4992'

Northing: 7023109.9850'

Side 22: Line

Direction: N00° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 90.7600'

Easting: 2607291.1058'

Northing: 7023200.7441'

Side 23: Line

Direction: N01° 59' 44"E

Angle: [-177° 45' 22.00"]

Deflection angle: [002° 14' 38.00"]

Distance: 93.5700'

Easting: 2607294.3641'

Northing: 7023294.2574'

Side 24: Line

Direction: N00° 36' 28"W

Angle: [177° 23' 48.00"]

Deflection angle: [-002° 36' 12.00"]

Distance: 69.6700'

Easting: 2607293.6251'

Northing: 7023363.9234'

Side 25: Line

Direction: N07° 00' 19"E

Angle: [-172° 23' 13.00"]

Deflection angle: [007° 36' 47.00"]

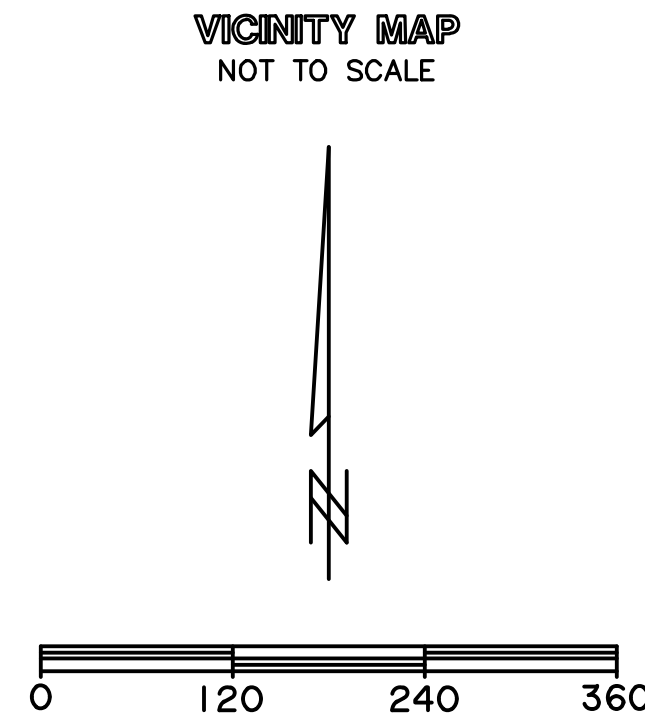
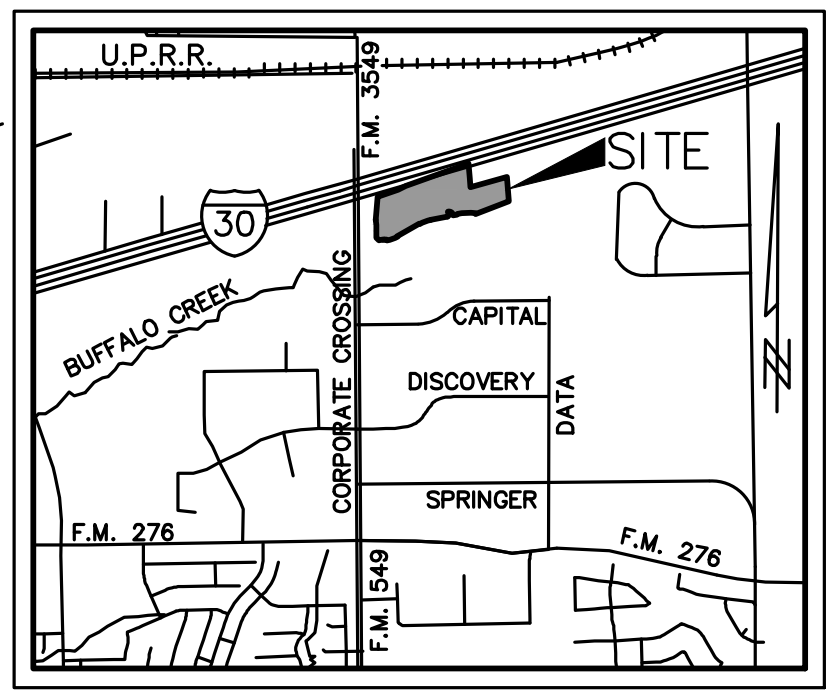
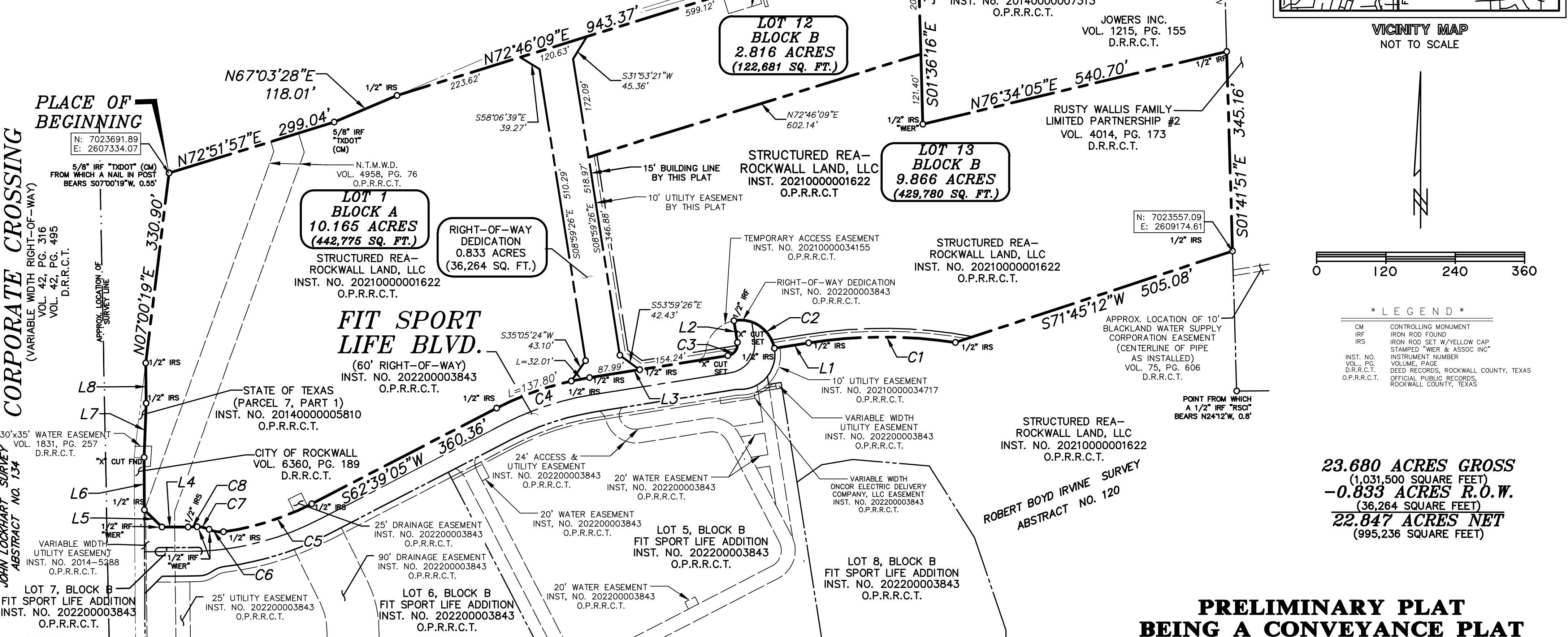
Distance: 330.9000'

Easting: 2607333.9819'

Northing: 7023692.3533'

LINE TABLE		
LINE	BEARING	DIST
L1	S81°00'34"W	59.87'
L2	S08°57'11"E	38.29'
L3	S81°00'34"W	242.23'
L4	S89°45'06"W	45.46'
L5	N45°14'54"W	42.43'
L6	N00°14'54"W	90.76'
L7	N01°59'44"E	93.57'
L8	N00°36'28"W	69.67'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'	
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'	
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'	
C4	169.82'	530.00'	18°21'29"	S71°49'49"W	169.09'	
C5	161.17'	470.00'	19°38'50"	S72°28'30"W	160.38'	
C6	25.46'	42.50'	34°19'30"	N80°32'20"W	25.08'	
C7	21.38'	42.50'	28°49'27"	N77°47'18"W	21.16'	
C8	15.59'	457.50'	1°57'08"	S88°46'32"W	15.59'	



*** LEGEND ***

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"
INST. NO., VOL., PG., D.R.R.C.T., O.P.R.R.C.T.	INSTRUMENT NUMBER, VOLUME, PAGE, DEED RECORDS, ROCKWALL COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

23.680 ACRES GROSS
 (1,031,500 SQUARE FEET)
-0.833 ACRES R.O.W.
 (36,264 SQUARE FEET)
22.847 ACRES NET
 (995,236 SQUARE FEET)

**PRELIMINARY PLAT
 BEING A CONVEYANCE PLAT
 LOT 1, BLOCK A AND
 LOTS 12 & 13, BLOCK B
 FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 BEING 23.680 ACRES OF LAND LOCATED IN THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
 ROCKWALL COUNTY, TEXAS
 CASE NO.: -----

**PRELIMINARY
 FOR REVIEW PURPOSES ONLY**
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED OR VIEWED OR
 RELIED UPON AS A FINAL SURVEY DOCUMENT.

- * NOTES ***
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
 - THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
 - 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 PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 - ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

OWNER / DEVELOPER
 STRUCTURED REA-ROCKWALL LAND, LLC
 3104 E CAMELBACK ROAD #2387
 PHOENIX, ARIZONA 85016
 CONTACT: CONOR KEILTY
 PH: (480) 856-8808

ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 4/19/2024
 W.A. No. 19114.02
SHEET 1 OF 3

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING THE NORTHWEST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A NAIL IN A WOOD POST BEARS S 07°00'19" W, 0.55 FEET;

THENCE ALONG THE MOST NORTHERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AS FOLLOWS:

- 1) N 72°51'57" E, A DISTANCE OF 299.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) N 67°03'28" E, A DISTANCE OF 118.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 72°46'09" E, A DISTANCE OF 943.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 329.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 540.70 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS LIMITED PARTNERSHIP #2, RECORDED N VOLUME 4014, PAGE 173, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOWERS TRACT AND A NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND AN EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 345.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 71°45'12" W, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF S 89°49'15" W, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 81°00'34" W, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 65' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 94.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 89°58'48", AND A CHORD BEARING OF N 55°36'06" W, 84.84 FEET TO A 1/2" IRON ROD FOUND;
- 2) S 08°57'11" E, A DISTANCE OF 38.29 FEET TO AN "X" CUT SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF S 36°01'41" W, 28.27 FEET TO AN "X" CUT SET;

4) S 81°00'34" W, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

5) SOUTHWESTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF S 71°49'49" W, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

6) S 62°39'05" W, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

7) SOUTHWESTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF S 72°28'30" W, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

8) NORTHWESTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF N 80°32'20" W, 25.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9) NORTHWESTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF N 77°47'18" W, 21.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

10) WESTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF S 88°46'32" W, 15.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

11) S 89°45'06" W, A DISTANCE OF 45.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

12) N 45°14'54" W, A DISTANCE OF 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°14'54" W, A DISTANCE OF 90.76 FEET TO AN "X" CUT FOUND;
- 2) N 01°59'44" E, A DISTANCE OF 93.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 00°36'28" W, A DISTANCE OF 69.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) N 07°00'19" E, A DISTANCE OF 330.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.680 ACRES (1,031,500 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
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PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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 LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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 _____ DAY OF _____, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
APRIL 9, 2024

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON STRINGFELLOW, RPLS. NO. 6373 ON APRIL 19, 2024. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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 AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

RECOMMENDED FOR FINAL APPROVAL

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 _____ DAY OF _____, 2021.

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 _____, 2024.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
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