



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 2911 Discovery Boulevard, Rockwall, Texas

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1 BLOCK B

GENERAL LOCATION SE Corner of Discovery Blvd. and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial with SUP for factory store

CURRENT USE Undeveloped

PROPOSED ZONING _____

PROPOSED USE Office/Manufacturing/Warehouse/Factory Store

ACREAGE 10.65

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Rockwall EDC

APPLICANT DB Constructors, Inc

CONTACT PERSON Phil Wagner

CONTACT PERSON Matthew J Peterson

ADDRESS 2610 Observation Trail, Suite 104

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, Texas 76106

PHONE 972-772-0025

PHONE 972-837-6244

E-MAIL pwagner@rockwalledc.com

E-MAIL matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

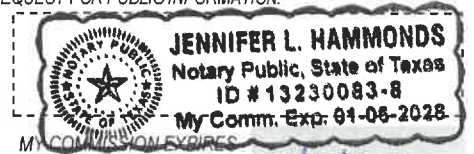
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

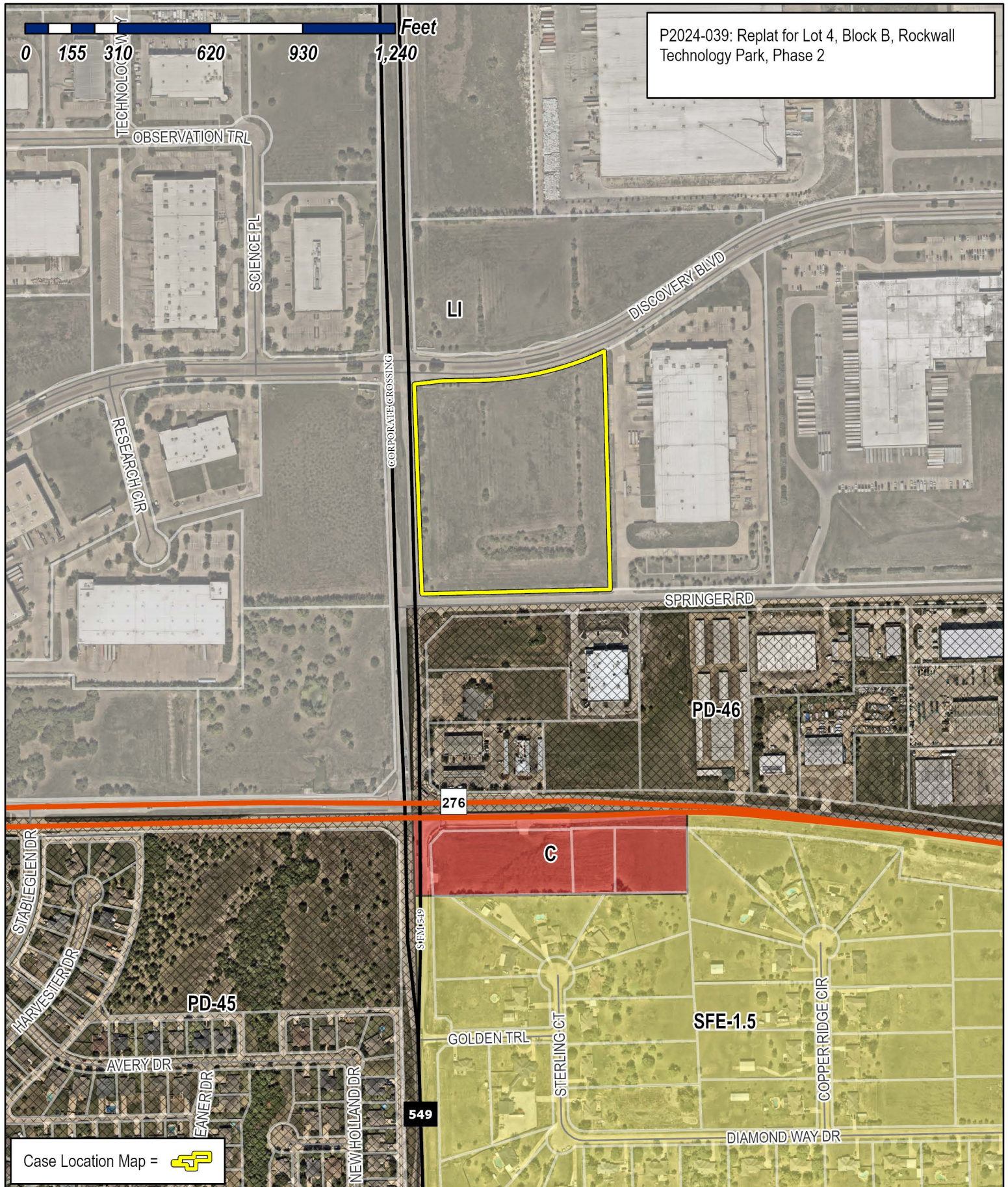
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 513.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2



Case Location Map =

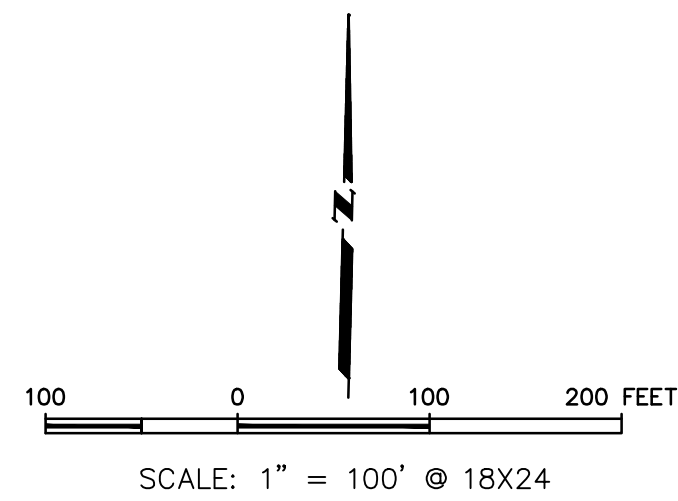


City of Rockwall

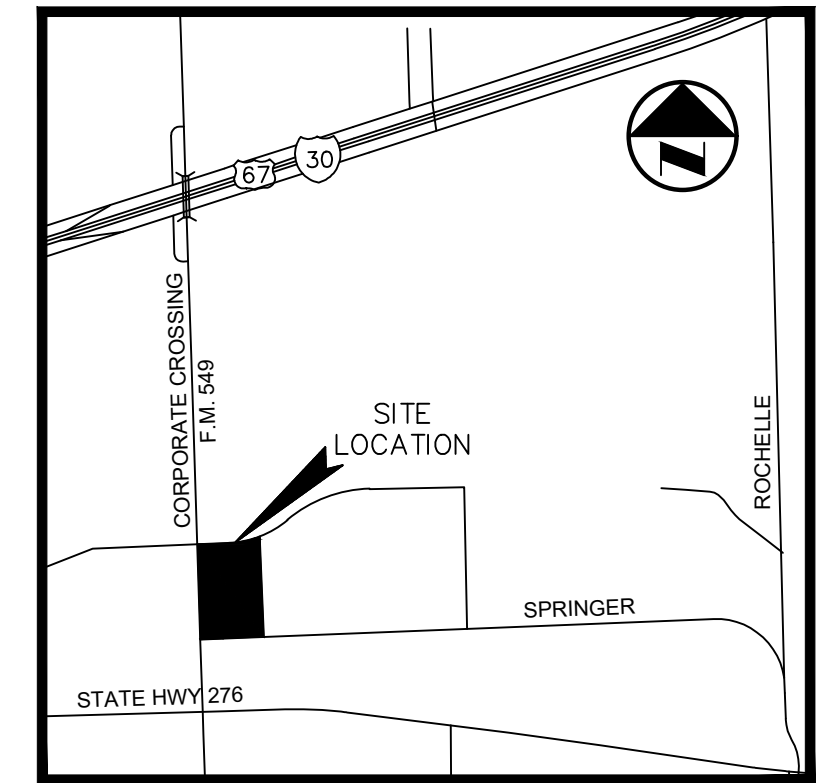
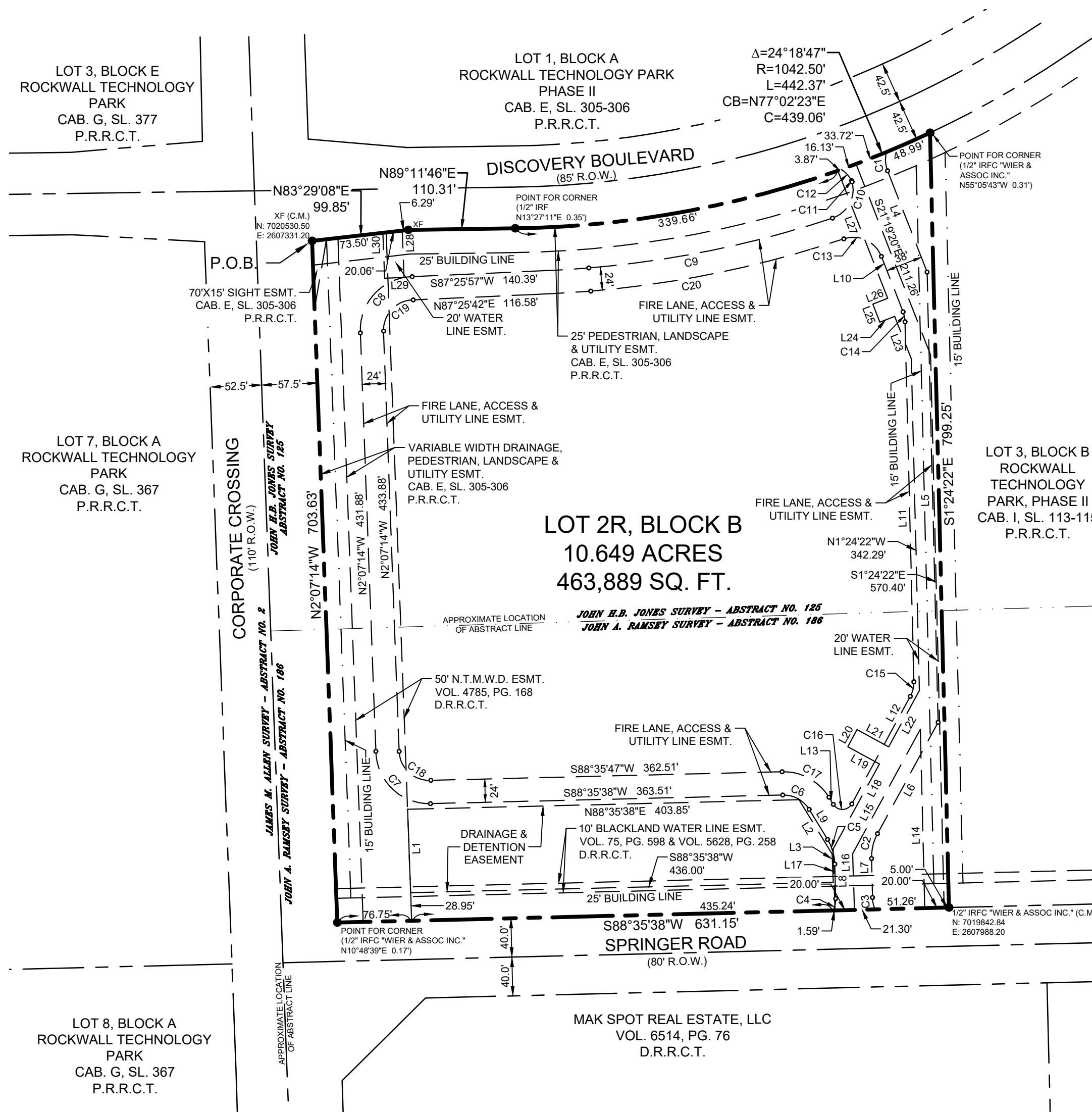
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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 TABLE		
NO.	BEARING	LENGTH
L1	N02°07'14"W	86.06'
L2	S31°26'13"E	65.64'
L3	S02°07'14"E	29.22'
L4	S21°19'20"E	112.20'
L5	S01°24'22"E	464.49'
L6	S28°33'47"W	130.77'
L7	S01°24'22"E	40.21'
L8	S01°24'22"E	35.49'
L9	S31°26'13"E	36.45'
L10	S21°19'20"E	61.39'
L11	S01°24'22"E	371.43'
L12	S28°33'47"W	126.28'
L13	S31°26'13"E	8.61'
L14	N01°24'22"W	184.56'
L15	S28°33'47"W	146.04'
L16	S01°47'28"E	58.05'
L17	N01°47'28"W	63.34'
L18	N28°33'47"E	99.87'
L19	N61°26'13"W	37.18'
L20	N28°33'47"E	20.00'
L21	S61°26'13"E	37.18'
L22	N28°33'47"E	66.28'
L23	N21°19'20"W	46.91'
L24	S68°40'40"W	16.47'
L25	N21°19'20"W	20.00'
L26	N68°40'40"E	16.47'
L27	N21°19'20"W	141.30'
L28	S02°12'35"E	48.43'
L29	S87°47'25"W	20.00'
L30	N02°12'35"W	46.92'



LOCATION MAP
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°23'40"	31.00'	19.69'	S03°07'30"E	19.36'
C2	29°58'09"	51.00'	26.68'	S13°34'43"W	26.37'
C3	24°37'35"	29.37'	12.62'	S12°23'34"E	12.53'
C4	23°13'24"	31.00'	12.57'	N10°12'20"E	12.48'
C5	30°01'51"	51.00'	26.73'	N16°25'17"W	26.43'
C6	59°58'09"	31.00'	32.45'	N61°25'17"W	30.99'
C7	90°19'38"	55.00'	86.71'	S46°14'33"E	78.00'
C8	91°38'25"	55.00'	87.97'	S42°39'28"W	78.89'
C9	13°33'30"	1087.00'	257.22'	N78°26'33"E	256.62'
C10	86°36'21"	31.00'	46.86'	N28°21'37"E	42.52'
C11	12°45'34"	6.00'	1.34'	N21°19'20"W	1.33'
C12	29°13'35"	31.00'	15.81'	N42°18'55"W	15.64'
C13	87°14'22"	31.00'	47.20'	N64°56'32"W	42.77'
C14	19°54'58"	30.00'	10.43'	N11°21'51"W	10.38'
C15	29°58'09"	30.00'	15.69'	N13°34'43"E	15.51'
C16	120°00'00"	11.00'	23.04'	N88°33'47"E	19.05'
C17	59°58'09"	55.00'	57.57'	N61°25'17"W	54.97'
C18	91°08'03"	31.00'	49.31'	S47°41'16"E	44.27'
C19	91°24'19"	31.00'	49.46'	S43°34'55"W	44.37'
C20	13°47'03"	1111.00'	267.28'	N78°19'46"E	266.64'

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS REPLAT IS FOR DEVELOPMENT.
- THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- 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.

LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

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

REPLAT
 LOT 2R, BLOCK B
 ROCKWALL TECHNOLOGY PARK
 PHASE II

BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.

BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NUMBER _____

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2022-018 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John H.B. Jones Survey, Abstract No. 125 and the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of Lot 2, Block B, Rockwall Technology Park, Phase II, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slides 113-115, Plat Records, Rockwall County, Texas; same being a portion of that tract of land conveyed to Rockwall Economic Development Corporation by deed recorded in Volume 2224, Page 226, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) with the east right-of-way line of Corporate Crossing (a 110-foot wide right-of-way); same being the northwest corner of said Lot 2;

THENCE with said south right-of-way line of Discovery Boulevard, the following courses and distances:

N 83°29'08" E, a distance of 99.85 feet to an "X" cut in concrete found for an angle point;

N 89°11'46" E, a distance of 110.31 feet to a point for the beginning of a tangent curve to the left; from which a 1/2-inch iron rod found bears N 13°27'11" E, a distance of 0.35 feet;

In a northeasterly direction, with said curve to the left having a central angle of 24°18'47", a radius of 1042.50 feet, a chord that bears N 77°02'23" E, a distance of 439.06 feet and an arc length of 442.37 feet to a point for the common north corner of said Lot 2 and Lot 3, Block B of said Rockwall Technology Park, Phase II; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC." bears N 55°05'43" W, a distance of 0.31 feet;

THENCE S 01°24'22" E, departing said south line Discovery Boulevard and with the common line of said Lots 2 and 3, a distance of 799.25 feet to a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" found in the north right-of-way line of Springer Road (an 80-foot wide right-of-way) at the common south corner of said Lots 2 and 3;

THENCE S 88°35'38" W, with said north right-of-way line of Springer Road, a distance of 631.15 feet to a point for corner at the intersection of said north right-of-way line with said east right-of-way line of Corporate Crossing; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" bears N 10°48'39" E, a distance of 0.17 feet;

THENCE N 02°07'14" W, with said east right-of-way line of Corporate Crossing, a distance of 703.63 feet to the **POINT OF BEGINNING** and containing 463,889 square feet or 10.649 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2024.

PRELIMINARY

RELEASED 11/10/2024 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.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2024.

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, PHASE II 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 ROCKWALL TECHNOLOGY PARK, PHASE II 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.

Witness our hands this the _____ Day of _____, 2024.

By: Rockwall Economic Development Corporation,
a Texas nonprofit corporation

Name

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public, State of Texas

Printed Name

OWNER / DEVELOPER

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

CITY SIGNATURES

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 _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

**REPLAT
LOT 2R, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II**

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