



# 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 NORTHWEST CORNER OF FM 3549 AND EAST INTERSTATE 30

SUBDIVISION ROCKWALL COMMERCIAL

LOT

SEE SURVEY

BLOCK

SEE SURVEY

GENERAL LOCATION NORTHWEST CORNER OF FM 3549 AND EAST INTERSTATE 30

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL (C)

CURRENT USE NONE

PROPOSED ZONING PLANNED DEVELOPMENT

PROPOSED USE MIXED-USE

ACREAGE 65.147

LOTS [CURRENT] 4

LOTS [PROPOSED]

TBD - PER FUT. PLAN

**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 549/130 PARTNERS LP

APPLICANT KIMLEY-HORN

CONTACT PERSON RONALD P. BERLIN

CONTACT PERSON ANTHONY LOEFFEL

ADDRESS 8750 CENTRAL EXPRESSWAY

ADDRESS 400 N. OKLAHOMA DR, SUITE 105

SUITE 1735

CITY, STATE & ZIP DALLAS, TEXAS, 75231

CITY, STATE & ZIP CELINA, TEXAS, 75009

PHONE 214-691-2556

PHONE 469-301-2581

E-MAIL RON@BERLININTERESTS.COM

E-MAIL ANTHONY.LOEFFEL@KIMLEY-HORN.COM

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD P. BERLIN [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 \$1,177.21 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19<sup>th</sup> DAY OF Jan, 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.

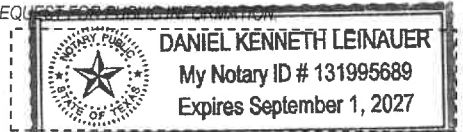
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Jan, 2024

OWNER'S SIGNATURE

Ronald P. Berlin

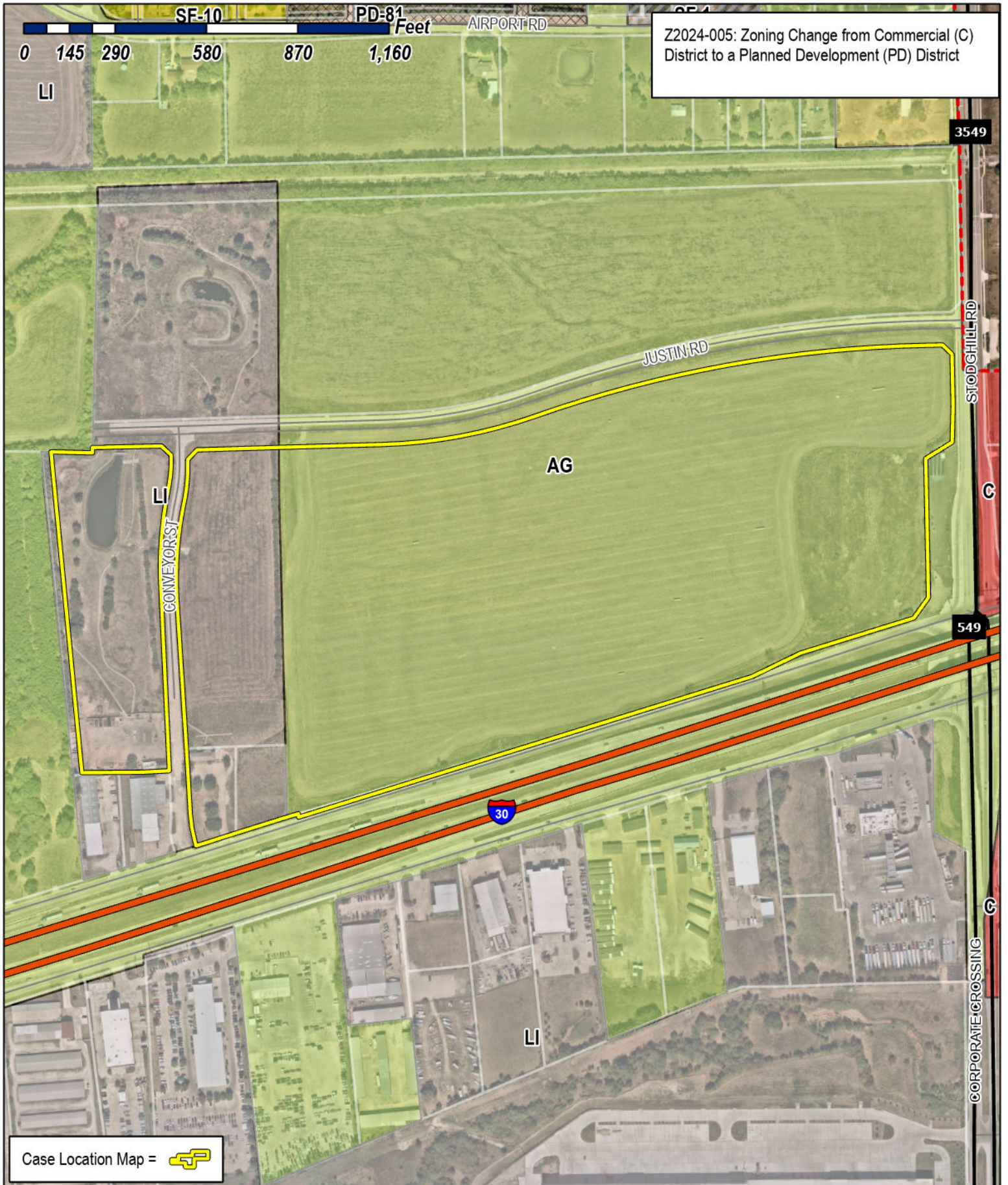
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

9/1/2027



Z2024-005: Zoning Change from Commercial (C) District to a Planned Development (PD) District

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.

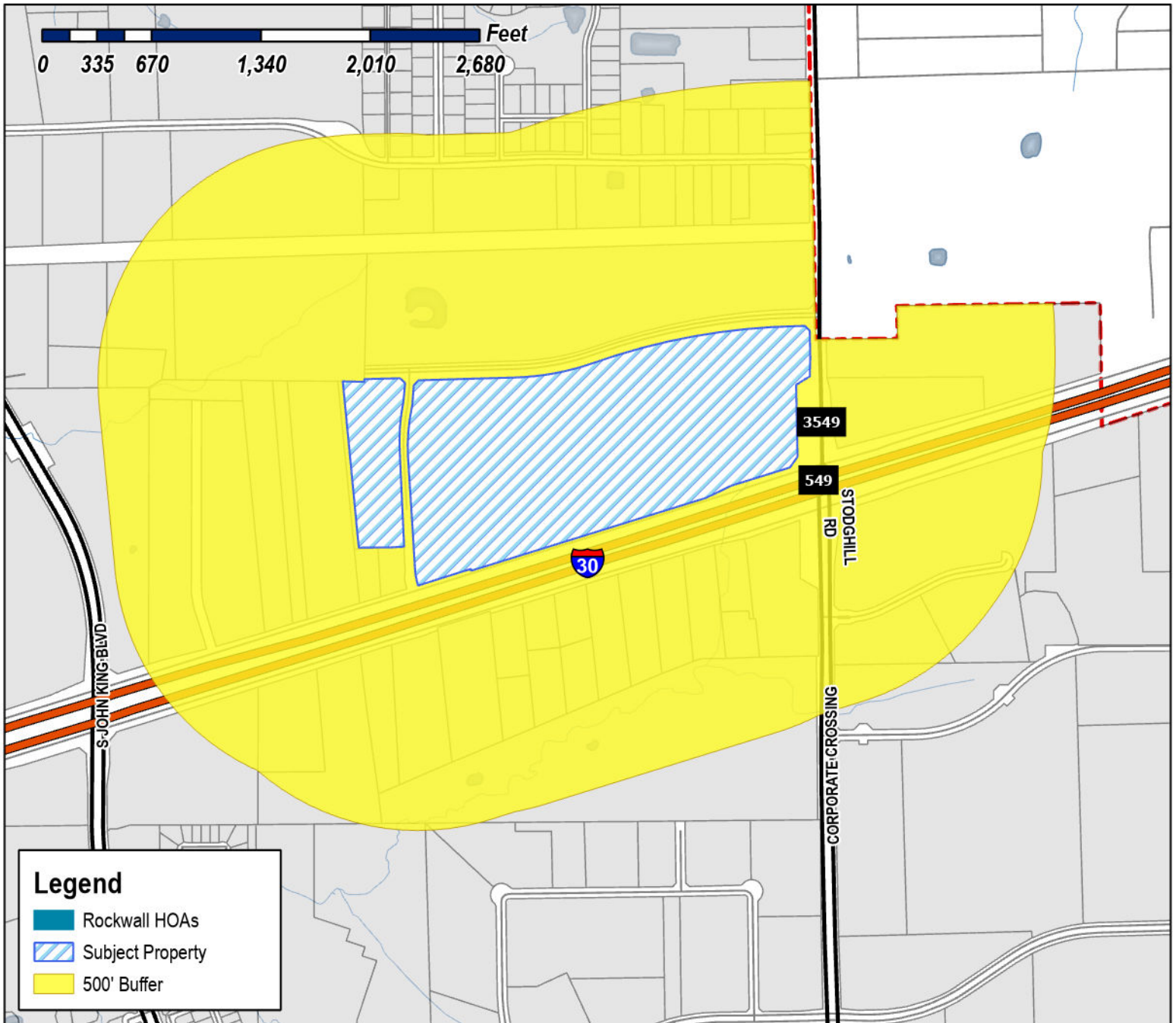




# City of Rockwall

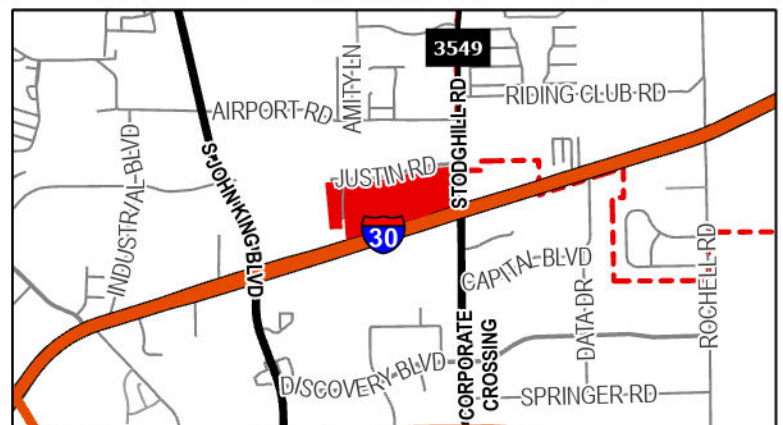
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2024-005  
**Case Name:** Zoning Change from Commercial (C) District to a Planned Development (PD) District  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NEC of 3549 and E. I-30

**Date Saved:** 1/18/2024  
 For Questions on this Case Call (972) 771-7745

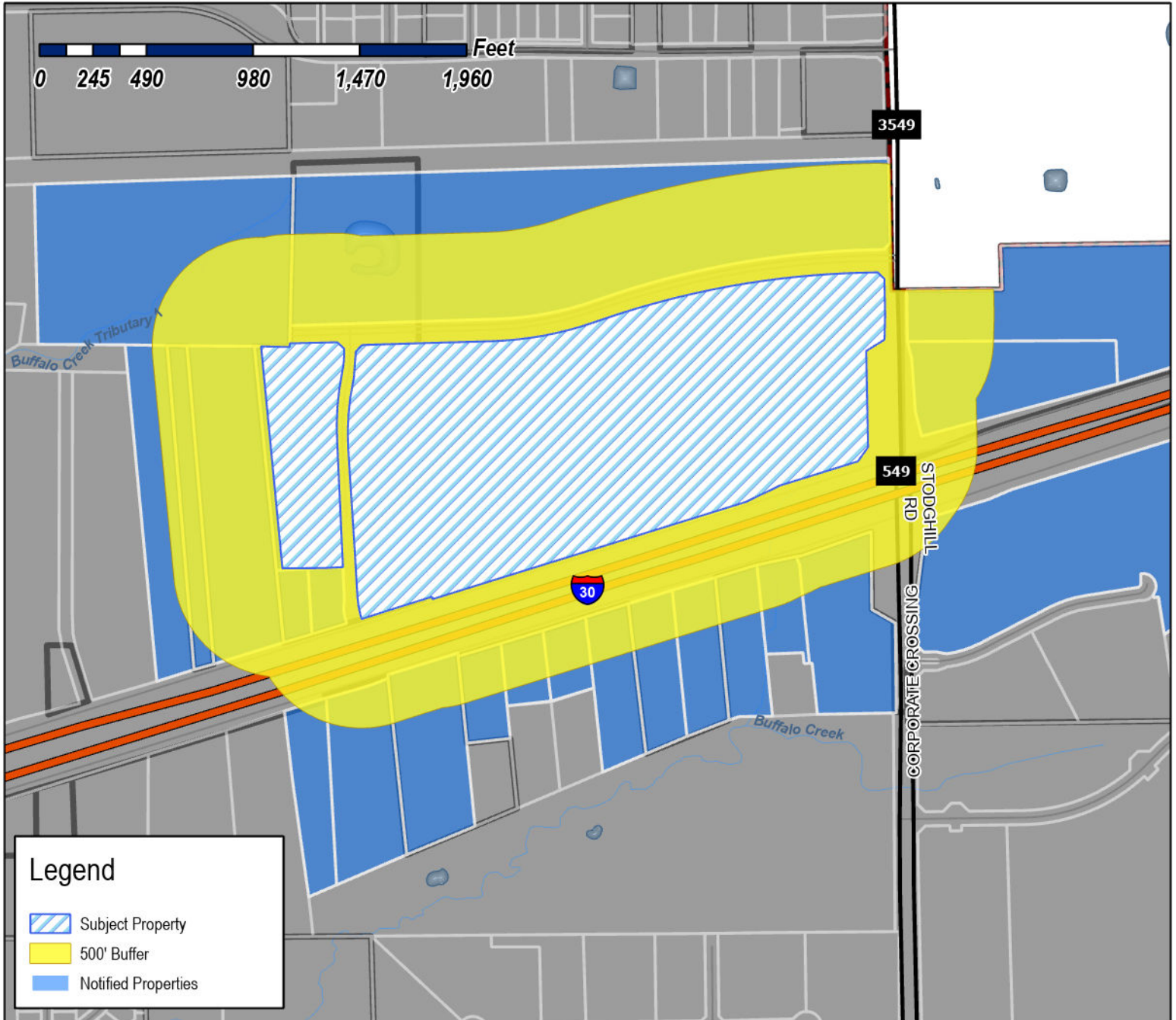




# City of Rockwall

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.



**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2024-005  
**Case Name:** Zoning Change from Commercial (C) District to a Planned Development (PD) District  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** NEC of 3549 and E. I-30

**Date Saved:** 1/19/2024

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



MYASIN INVESTMENTS LLC  
11243 SHADY TRL  
DALLAS, TX 75229

MHC I30 LP  
12001 N CENTRAL EXPRESSWAY SUITE 875  
DALLAS, TX 75243

LINE 5 HOLDINGS LP  
1201 N RIVERFRONT BLVD SUITE 100  
DALLAS, TX 75207

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &  
KIMBERLY CULLINS COLLICCHIO TRUSTEES  
1610 SHORES BLVD  
ROCKWALL, TX 75087

RESIDENT  
1785 E I30  
ROCKWALL, TX 75087

RESIDENT  
1790 E I30  
ROCKWALL, TX 75087

RESIDENT  
1795 I30  
ROCKWALL, TX 75087

RESIDENT  
1805 E I30  
ROCKWALL, TX 75087

RESIDENT  
1810 S I30  
ROCKWALL, TX 75087

RESIDENT  
1830 I30  
ROCKWALL, TX 75087

SELF SCOTT & JANET  
1830 E INTERSTATE 30 STE 100  
ROCKWALL, TX 75087

RESIDENT  
1850 I30  
ROCKWALL, TX 75087

GENESTA PARTNERSHIP  
1850 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1860 E I30  
ROCKWALL, TX 75087

RESIDENT  
1880 I30 RD  
ROCKWALL, TX 75087

RESIDENT  
1900 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1960 E I30  
ROCKWALL, TX 75087

RESIDENT  
1970 I30 SOUTH SERVICE RD  
ROCKWALL, TX 75087

RESIDENT  
1990 E I30  
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC  
2801 E. CAMELBACK ROAD SUITE 200  
PHOENIX, AZ 85016

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

SALEHOUN FAMILY LIMITED PARTNERSHIP  
39650 LYNDON B JOHNSON FWY  
DALLAS, TX 75237

MIDDLE BROOKS HOLDINGS LLC  
513 SAINT MARY ST  
ROCKWALL, TX 75087

MOORE MICHAEL F  
557 MARIAH BAY DR  
HEATH, TX 75032

MOORE MICHAEL F  
557 MARIAH BAY DR  
HEATH, TX 75032

CAVENDER INVESTMENT PROPERTIES E LTD  
7820 SOUTH BROADWAY  
TYLER, TX 75703

ROCKWALL 549/I30 PARTNERS LP  
8750 N CENTRAL EXPWY SUITE 1735  
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

LOVE'S COUNTRY STORES INC  
PO BOX 26210  
OKLAHOMA CITY, OK 73126

ROCKWALL AA RE LLC  
PO BOX 775  
ROYSE CITY, TX 75189



January 19, 2024

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

**RE: Proposed Zoning Change at NWC of FM 3549 and IH-30  
Letter of Explanation  
Rockwall, Texas**

Mr. Miller:

At the request of the Owner parcel 114981, 114982, 26819 and 26818 per Rockwall CAD, we are requesting a zoning change of the approximately 66 acres of land at the northwest corner of FM 3549 and Interstate 30. We are requesting a Planned Development (PD) zoning change from Commercial (C) to Planned Development (PD) Zoning District.

Sincerely,

Anthony Loeffel, P.E.

**TRACT 1**

**BEING** a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.



## TRACT 2

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas;

**THENCE** North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

**THENCE** North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

**THENCE** South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

**THENCE** South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

**THENCE** South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

**THENCE** South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

### **TRACT 3**

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

**THENCE** along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

**THENCE** North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

**THENCE** North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

**THENCE** North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

**THENCE** along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

**THENCE** South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

**THENCE** along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

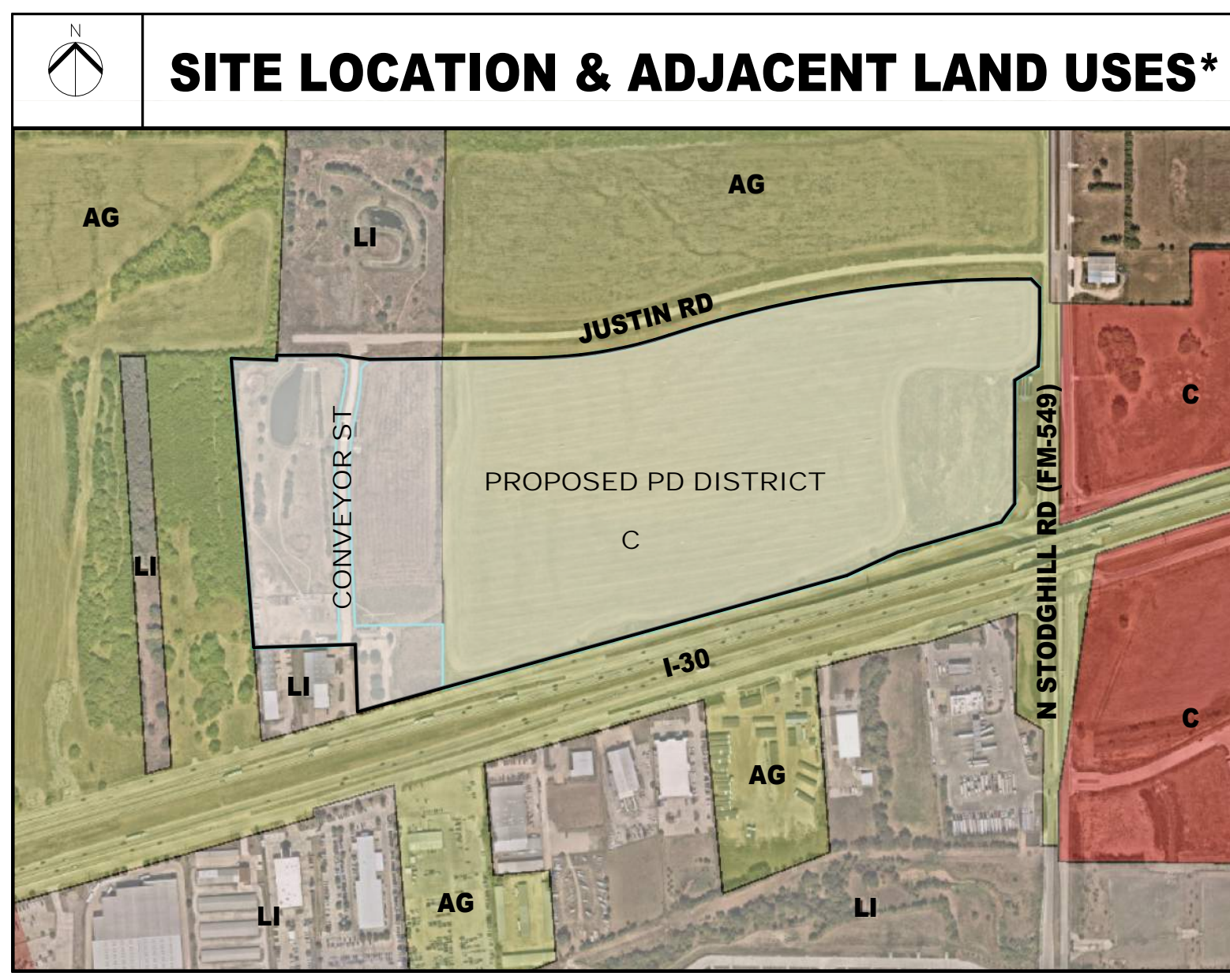
## Concept Plan Informational Statement

The development will be primarily commercial and retail, aligned with the City of Rockwall's Comprehensive Plan, "*OURHometown 2040 Vision Comprehensive Plan*" (2018 Update). Notable exceptions are up to two proposed residential buildings in Area B. These residential buildings will provide a desirable 'mixed-use' look and feel to the overall development. The total acreage of the development is 67.59 acres and will be completed in phases. It is anticipated that Area A will be completed in 2025. Area B is expected to be developed over the next five years, with the entire development estimated to be complete in 2030.

### Aerial Photo Showing Boundaries of the Proposed PD Concept Plan

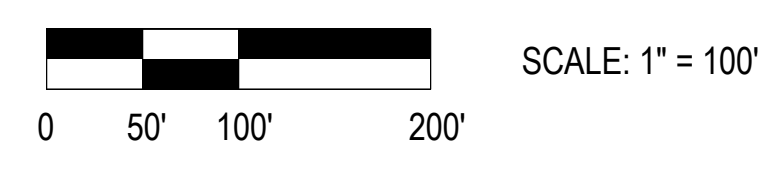
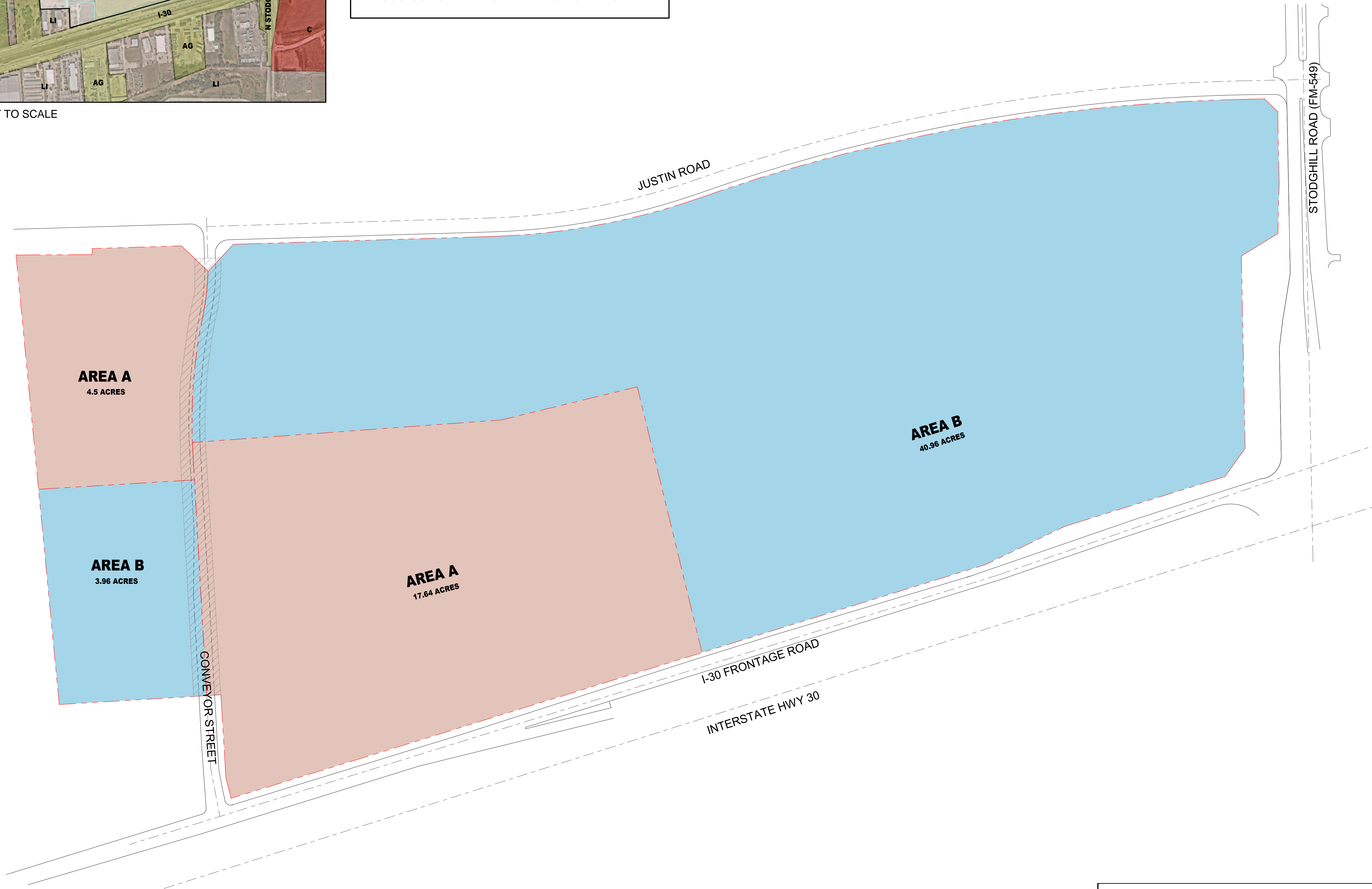


TITLE BLOCK VERSION: 20210830  
 PRINT DATE: 1/19/2024 10:32:59 AM TEMPLATE VERSION: 21124  
 © 2024 HKS, INC.



\*NOT TO SCALE

- NOTES**
- EXISTING CONVEYOR STREET DEDICATION TO BE ABANDONED AND TO BECOME PART OF THE SITE.
  - TOTAL PROPOSED PD DISTRICT SIZE INCLUDES THE CONVEYOR STREET ABANDONMENT.
  - CONDOMINIUM PROJECTS ARE PERMITTED IN AREA B. A MAXIMUM OF 2 CONDOMINIUM PROJECTS ARE PERMITTED, AND EACH PROJECT IS LIMITED TO 250 DWELLING UNITS.
  - PEDESTRIAN TRAFFIC/CONNECTION TO FUTURE DEVELOPMENT TO COMPLY WITH UDC ARTICLE 05, SECTION 4, SUBSECTION 04.01 AND TO BE SUBMITTED AS PART OF PD SITE PLAN.
  - THE LOCATION AND SIZE OF EACH AREA SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN APPROVAL OR PLATTING.



- - - - - PROPERTY LINES
- ROAD CENTERLINE
- CONVEYOR STREET ABANDONMENT  
APPROX. SIZE = 1.37 ACRES

SITE AREA		
TOTAL AREA	APPROX. SIZE	USE
A	22.14 ACRES	COMMERCIAL
B	44.92 ACRES	CONDOMINIUM AND COMMERCIAL
TOTAL PD DISTRICT	67.06 ACRES	

**HKS**

**OWNER**  
 ROCKWALL 5491-30 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP

**ARCHITECT**  
 HKS, INC.  
 350 N SAINT PAUL ST  
 SUITE 900  
 DALLAS, TX 75201

**ARCHITECT**  
 GREENBERG FARRROW  
 92 EAST MAIN ST, SUITE 410  
 SOMERVILLE, NJ 08876

**CIVIL ENGINEER**  
 KIMLEY HORN  
 TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TX 75240

**LANDSCAPE**  
 STUDIO OUTSIDE  
 824 EXPOSITION AVE, SUITE 5  
 DALLAS, TX 75226

**ROCKWALL COMMERCIAL**  
**ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D**  
PROJECT ADDRESS: 6607 ACRES, LOT 1, BLOCK B, LOT 1R, BLOCK C, AND LOT 1, BLOCK D, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEAL & SIGNATURE

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**26068.000**  
 DATE  
**01/19/24**  
 ISSUE

SHEET TITLE  
**PD CONCEPT PLAN**

SHEET NO.  
**01**

TITLE BLOCK VERSION: 20210830  
PRINT DATE: 1/19/2024 11:14:50 AM TEMPLATE VERSION: 2124



### Legacy West

Plano, TX

Retail + Office: 415,000 SF  
Food Hall: 55,000 SF  
Residential: 1300 Units  
Hotel: 300 Rooms



### Trinity Groves

Dallas, TX

Retail: 30,000 SF  
Residential: 350 Units



### The Domain

Austin, TX

Retail: 685,000SF  
Office: 80,000SF  
Residential: 400 Units



### Snider Plaza

Dallas, TX



### Shops at Park Lane

Dallas, TX

Retail: 550,000 SF  
Office: 500,000 SF  
Residential: 550 Units



### Watters Creek

Allen, TX

Retail: 520,000 SF  
Office: 170,000 SF  
Residential: 285 Units

## NOTES

1. IMAGERY DEPICTED IS ILLUSTRATIVE AND NON-BINDING.

# HKS

OWNER  
ROCKWALL 5491-30 PARTNERS, LP & CONVEYOR  
130 PARTNERS, LP

### ARCHITECT

HKS, INC.  
350 N SAINT PAUL ST  
SUITE 900  
DALLAS, TX 75201

### ARCHITECT

GREENBERG FARROW  
92 EAST MAIN ST, SUITE 410  
SOMERVILLE, NJ 08876

### CIVIL ENGINEER

KIMLEY HORN  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TX 75240

### LANDSCAPE

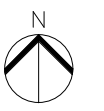
STUDIO OUTSIDE  
824 EXPOSITION AVE, SUITE 5  
DALLAS, TX 75226

## ROCKWALL COMMERCIAL ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D

PROJECT ADDRESS: 6607 ACRES, LOT 1, BLOCK B, LOT 1R, BLOCK C, AND LOT 1, BLOCK D  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEAL & SIGNATURE

KEY PLAN



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

**26068.000**

DATE

**01/17/24**

ISSUE

SHEET TITLE

**AFFINITY IMAGERY**

SHEET NO.

**03**

© 2024 HKS, INC.



**Exhibit \_\_**  
**Development Standards**

1. Definitions.
  - a. Area A means Area A as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
  - b. Area B means Area B as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
  - c. Concept Plan means the PD Concept Plan attached to this Ordinance as **Exhibit A**.
  - d. Condominium means a multi-family dwelling unit, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.
  - e. Building Coverage means the percentage of the lot that is occupied by the building area, including parking structures and accessory buildings.
  - f. Property means the 67.59-acre tract of land described on **Exhibit B**, including the existing right-of-way of Conveyor Street.
2. Applicable Regulations. The base zoning district for this planned development shall be the "C" Commercial zoning district. In the event of a conflict between this Ordinance and any other zoning regulations, this Ordinance shall control.
3. Concept Plan. Development of the Property shall generally conform to the concepts illustrated on the Concept Plan. The Concept Plan is intended to be conceptual, and is subject to change with the approval of the City Council at the time of platting or site plan approval. Any change to the Concept Plan authorized by this Section 3 is not considered a zoning amendment, and shall not require an amendment to this Ordinance.
4. PD Development Plan. Prior to submitting a PD site plan for condominium development, a PD development plan shall be submitted and approved in accordance with Section 03.02 of the Unified Development Code. For any other type of development in Area B, a development plan shall be required prior to submittal of a PD site plan if a proposed development does not meet the intent of the Concept Plan or requires waivers not provided for in this Ordinance. A PD development plan shall not be required for any development in Area A.
5. PD Site Plan. Except as otherwise provided in this section, approval of a PD site plan in accordance with Section 03.03 of the Unified Development Code is required. PD site plans may be approved separately for each area shown on the Concept Plan and for each phase of development. A PD site plan may differ from the conceptual information shown on the Concept Plan. The City Council may approve special exceptions to the applicable zoning

regulations as part of the PD site plan approval process upon a finding that the granting of a special exception will not have a detrimental impact on adjacent property. If a PD site plan satisfies all applicable zoning regulations, it shall be approved.

6. Permitted Uses. Except as otherwise provided in this section, all uses permitted in the "C" Commercial zoning district are permitted within the Property at any location to the same extent they are permitted in the "C" commercial zoning district. In addition, the following uses are permitted by right at any location within the Property except as otherwise restricted to Area B below for condominiums and residential accessory uses:
  - a. Accessory uses, including a home occupations and all other residential accessory uses and structures in Area B and Area C.
  - b. Condominiums are permitted subject to the dwelling unit limitations of this Ordinance, and are not subject to any spacing or other restrictions on location contained in the Unified Development Code.
  - c. Office.
  - d. Restaurant, any size, with or without a drive-through or drive-in.
  - e. Retail.
  - f. Warehouse distribution center as an accessory to a retail use.
7. Development Standards. The Property shall comply with the development standards applicable to property located in a "C" Commercial Zoning District, including the standards in Article 05, Section 04 of the Unified Development Code, except as follows or otherwise provided in this Ordinance:
  - a. For Area A, the minimum building setback from any property line along the boundary of this planned development shall be ten feet, and no other building setback requirements shall apply.
  - b. For Area A, the maximum building coverage shall be 60 percent. No other building coverage restrictions or building floor area restrictions of any type apply.
  - c. For Area A, the maximum building height shall be 75 feet and three stories. For Area B, the maximum building height shall be 75 feet and five stories.
  - d. Condominium development is limited to a maximum of two projects, each with a maximum of 250 condominium dwelling units. No other residential density restrictions shall apply to condominiums, and there shall be no minimum lot area per dwelling unit.
8. Off-Street Parking. The following requirements apply to Area A:

- a. Minimum parking requirements shall be based on the requirements set forth on **Exhibit C**. Each land use within a single business in a building shall be parked according to the use's parking requirement on **Exhibit C** and square footage shown on a floorplan.
  - b. There are no restrictions on location of parking spaces, including, but not limited to, restrictions on the number of parking rows or spaces that may be located between a building facade and any adjacent roadway or property line.
9. **Off-Street Loading**. The following requirements apply to Area A:
- a. There are no restrictions on location or orientation of loading docks or loading areas.
  - b. No wall or fencing of any type shall be required to screen loading areas. Screening requirements may be satisfied solely with live screening.
  - c. Noise attenuation devices are not required for loading docks.
10. **Parkland**. Parkland dedication requirements may be satisfied by payment of a fee in lieu of dedication at the option of the developer.
11. **Open Space**. A minimum of 20 percent of the lot area of a residential use shall be devoted to open space. No open space is required for non-residential development.
12. **Building Materials and Design Standards**. The following requirements apply to Area A:
- a. Permitted building materials include stone, brick, glass curtain wall, aluminum and glass storefront, glass block, tile, prefabricated metal panel, custom painted tilt up concrete panel, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). In addition, the use of cementitious materials (e.g. fiber cement, stucco, cementitious lap siding, tilt up concrete or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be permitted without limitation for use on a building's exterior facade; however, stucco shall not be used within the first four (4) feet from grade on a building's facade. Accent brick and stone are permitted, but not required. No other restrictions on building materials shall apply.
  - b. A building shall not be required to be architecturally finished on all sides.
  - c. Building articulation requirements shall not apply.
  - d. Flat roofs are permitted. Parapets shall not be required; however, rooftop equipment shall meet the requirements of this Ordinance.
  - e. A building shall be required to have a minimum of two of the architectural elements listed in Article 05 Section 06.02(C)(4).

13. Screening. The following requirements apply to Area A:

- a. No wall or fencing of any type shall be required as screening. Screening requirements may be satisfied solely with live screening.
- b. Roof mounted equipment shall not be visible from grade level at any boundary of the platted lot on which they are located. No other roof mounted equipment screening requirement shall apply.
- c. Other than loading dock and rooftop equipment screening and landscape buffers, uses within Area A do not require any screening or buffering from any surrounding uses or zoning districts.

14. Landscaping. For Area A, required landscaping buffers shall incorporate ground cover, a built-up berm, and shrubbery, but no wall or fencing of any type shall be required.

15. Miscellaneous.

- a. The P&Z may approve alternative fencing materials and designs.
- b. In Area A, there shall be no restriction on the number or location of freestanding flagpoles, and the maximum height for a freestanding flagpole shall be 75 feet.

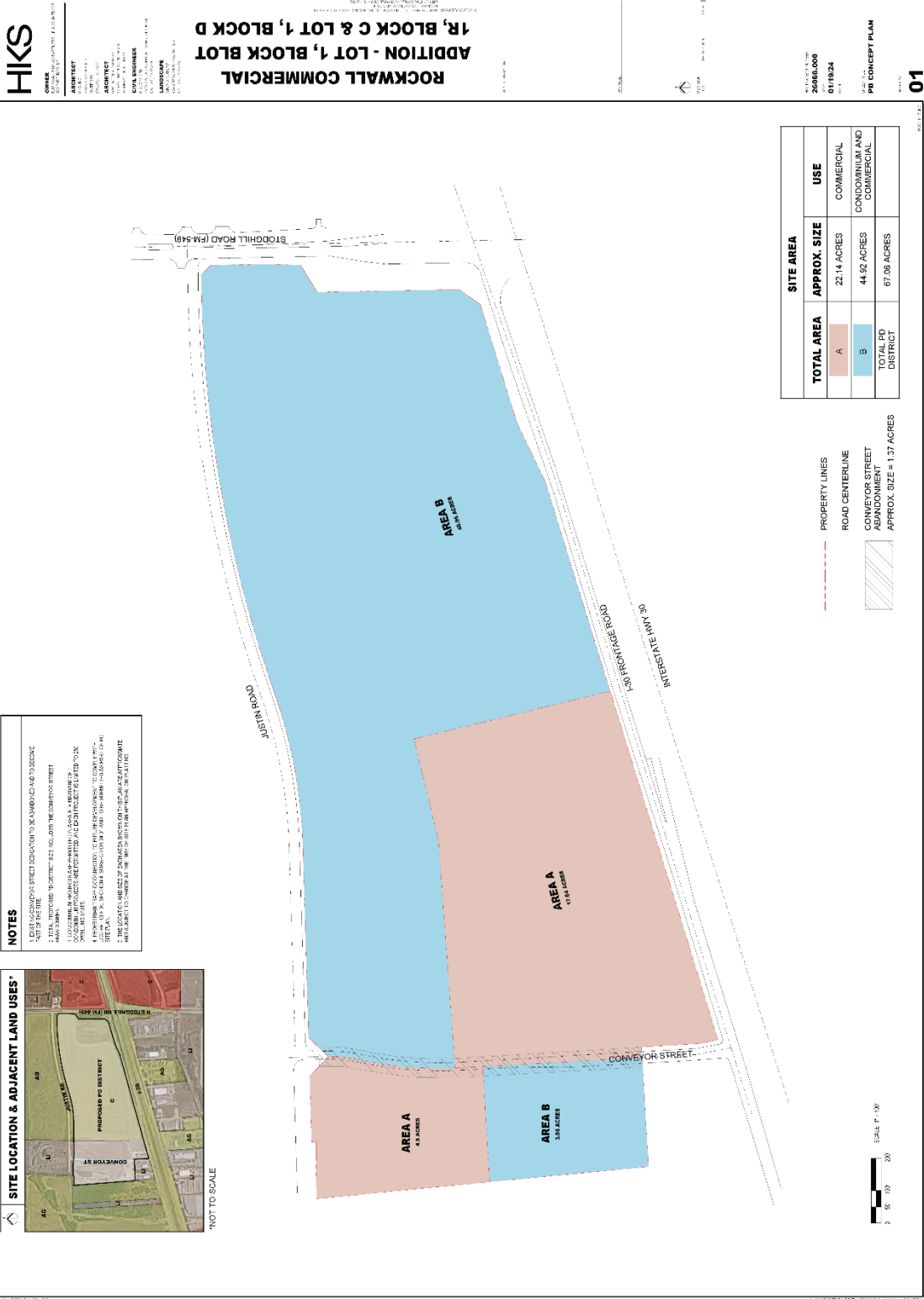
16. Signs.

- a. In Area A:
  - i. In addition to all other permitted signs, each wall of a building is permitted to contain on-premise attached signs that are, in the aggregate, a maximum of 15 percent of the area of such wall. Such signs include all attached signs, including, but not limited to, projection signs, marquee signs, and seasonal or temporary signs. There is no restriction on the number of attached signs. There is no additional restriction on the size or location of a canopy sign. Canopy signs may extend above or below the canopy band.
  - ii. Sign brackets or supports for wall signs may project more than two inches from the wall to which they are attached.
- b. In Area A, one freestanding digital sign is permitted subject to the following restrictions:
  - i. The maximum height shall be [REDACTED] feet.
  - ii. The maximum width shall be [REDACTED] feet.
  - iii. The minimum setback from the lot line shall be [REDACTED] feet.
  - iv. The sign shall display static changeable messages that change no more than once every [REDACTED] seconds.

- v. The sign may display on-premise and off-premise messages. If the sign is an off-premise sign, it must comply with all applicable state regulations to the extent any such regulations apply based on the location and orientation of the sign.
- c. In Area A, in addition to all other permitted signs, two permanent on-premise banner signs are permitted subject to the restrictions below applicable to temporary banners. The messages on these permanent banners may change without requiring a sign permit.
- d. In Area A, in addition to all other permitted signs, temporary banners are permitted subject to the following restrictions:
  - i. A banner may be used for advertisement of events, activities, products or commodities related to the premises, including products sold on the premises.
  - ii. A banner shall not exceed 700 square feet in area.
  - iii. A banner must be suspended or hanging from a building or sign, and shall meet city safety requirements related to how to attach a banner to a building or sign.
  - iv. Banners shall be maintained in a state of good condition during the entire time they are erected.
  - v. No temporary banner sign shall require a sign permit.
  - vi. Multiple temporary banner signs are permitted at one time.
  - vii. No other restrictions shall apply to a banner.
- e. In Area A, in addition to all other permitted signs, one freestanding monopole that is a maximum of 120 feet in height. Such sign may have multiple sign faces, and no individual sign face shall exceed 600 square feet in area. The cumulative maximum sign face area for all faces on such sign shall be 1,800 square feet. Such sign may be illuminated. Such sign shall have a minimum ten foot setback from the lot lines, and no other setbacks shall apply. Such sign shall be an on-premise sign.
- f. In addition to all other permitted signs, freestanding traffic signs and other directional signs are permitted at any location within the Property subject to the following restrictions:
  - i. Such signs may contain the business name and/or logo for any business within the planned development district and shall direct traffic within the development, and shall contain no other commercial message.

- ii. The maximum sign area shall be six square feet, and the maximum overall sign height shall be four feet.
  - iii. The number of signs is not limited.
  - iv. The signs may be illuminated or non-illuminated.
  - v. There shall be no minimum setback.
  - vi. Signs may be permanent, and shall require a sign permit.
  - vii. No other restrictions shall apply.
- g. In Area B, in addition to all other permitted signs, a maximum of three pylon signs are permitted that meet the following requirements:
- i. One pylon sign shall be located along Stodgehill Road, and the remaining two pylon signs shall be located along Interstate 30.
  - ii. The maximum height shall be [REDACTED] feet.
  - iii. The maximum width shall be [REDACTED] feet.
  - iv. The minimum setback from the lot line shall be [REDACTED] feet.
  - v. Pylon signs may be illuminated or non-illuminated.
  - vi. Pylon signs shall be on-premise signs.

# Exhibit A Concept Plan



**Exhibit B**  
**Metes and Bounds Description of the Property**

**TRACT 1:**

**BEING** a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 2021000008470 of the Plat Records of Rockwall County, Texas.

**TRACT 2:**

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;



**THENCE** in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas;

**THENCE** North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

**THENCE** North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

**THENCE** South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

**THENCE** South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

**THENCE** South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap,

stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

**THENCE** South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

### **TRACT 3:**

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

**THENCE** along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

**THENCE** North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

**THENCE** North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

**THENCE** North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

**THENCE** along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

**THENCE** South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

**THENCE** along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

**TRACT 4: CONVEYOR STREET (TO BE ABANDONED):**

**BEING** a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way)(Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way)(Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

**THENCE** South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

**THENCE** with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

**THENCE** with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

**EXHIBIT A**  
**RIGHT-OF-WAY ABANDONMENT**  
**1.451 ACRES**  
 E. M. ELLIOT SURVEY, A-77 &  
 JOHN LOCKHART SURVEY, A-134  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

MICHAEL MARX  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5181  
 6160 WARREN PKWY., SUITE 210  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 michael.marx@kimley-horn.com

<b>Kimley»Horn</b>					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	Jan. 2024	063942002	1 OF 3

HOEFNER, JOHN 1/17/2024 11:31 AM K:\FRI\_SURVEY\063942002-ROCKWALL COMMERCIAL BLOCK B LOT 1 - ROCKWALL\DWG\063942002 CONVEYORS ABND EX.DWG

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

**THENCE** North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

**THENCE** North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

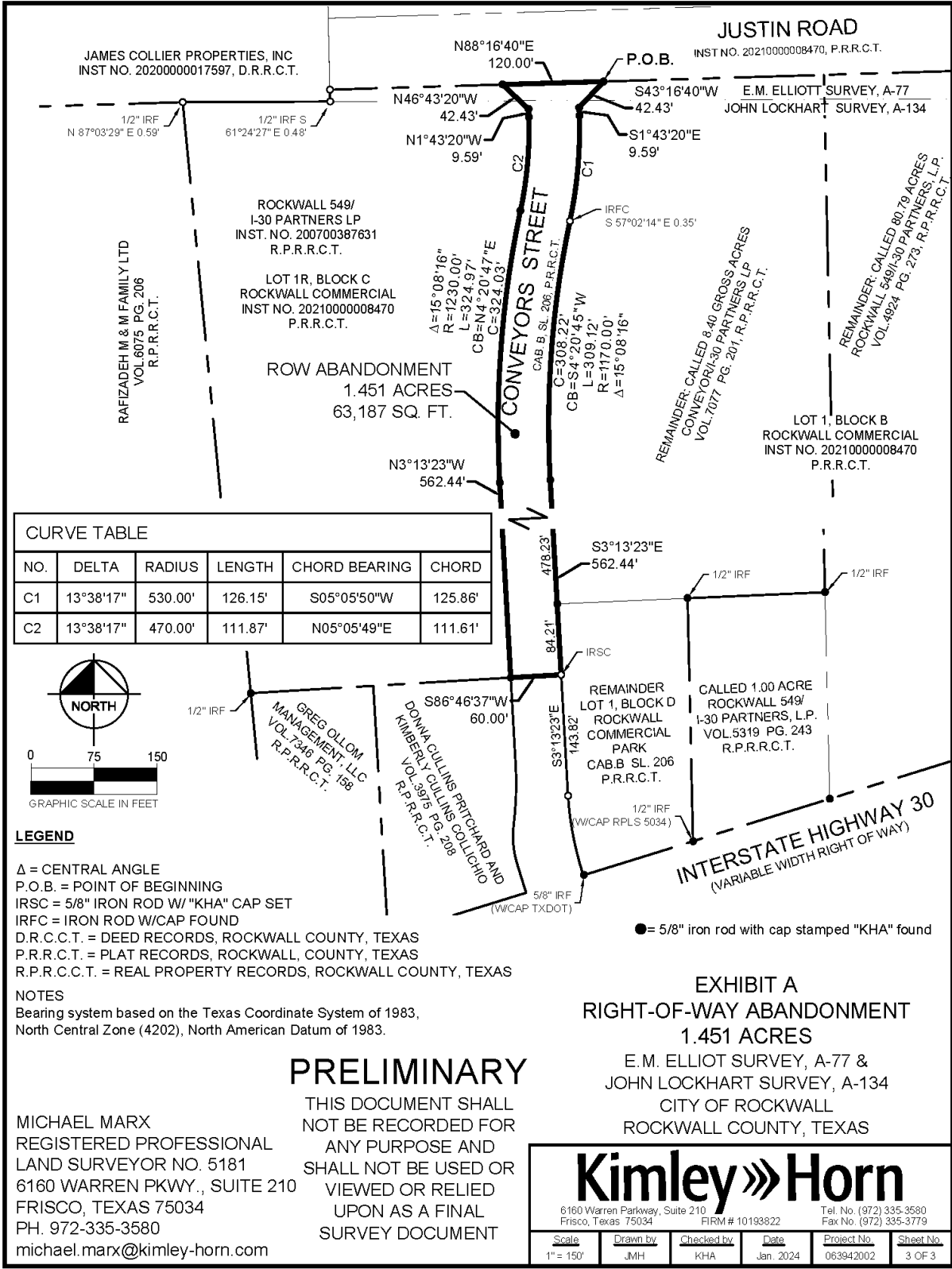
**EXHIBIT A  
RIGHT-OF-WAY ABANDONMENT  
1.451 ACRES  
E. M. ELLIOT SURVEY, A-77 &  
JOHN LOCKHART SURVEY, A-134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

**PRELIMINARY**

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

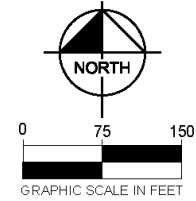
MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

<b>Kimley»Horn</b>					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	Jan. 2024	063942002	2 OF 3



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'



**NOTES**  
Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

**EXHIBIT A**  
**RIGHT-OF-WAY ABANDONMENT**  
**1.451 ACRES**  
E.M. ELLIOT SURVEY, A-77 &  
JOHN LOCKHART SURVEY, A-134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**Kimley»Horn**  
6160 Warren Parkway, Suite 210 | Frisco, Texas 75034 | Tel. No. (972) 335-3580 | Fax No. (972) 335-3779 | FIRM # 10193822

Scale 1" = 150'	Drawn by JMH	Checked by KHA	Date Jan. 2024	Project No. 063942002	Sheet No. 3 OF 3
--------------------	-----------------	-------------------	-------------------	--------------------------	---------------------

HOFFNER JOHN 1/17/2024 11:32 AM K\FRI SURVEY\063942002-ROCKWALL COMMERCIAL BLOCK B LOT 1 - ROCKWALL\DWG\063942002 CONVEYORS ARND EX DWG

# Exhibit C

## Minimum Off-Street Parking Requirements

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 5. PARKING REQUIREMENT SCHEDULE

AGRICULTURAL LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Agricultural Uses on Un-Platted Land (25-Acre+)	N/A
Animal Hospital or Clinic	1/500 SF
Animal Production	1/200 SF
Crop Production	N/A
Commercial Corral or Stable	1/2 Horse Stalls
Private Horse Corral or Stable	1/2 Horse Stalls
Wholesale Nursery (Growing Only)	N/A
RESIDENTIAL	
LAND USE	MINIMUM PARKING REQUIRED
Boarding or Rooming House	1/75 SF (Sleeping Area Only)
Duplex	2/Dwelling Unit
Guest Quarters/Domestic or Security Unit	1.5/Unit
Multi-Family Unit with One (1) Bedroom	1.5/Unit
Multi-Family Unit with Two (2) Bedroom	2.0/Unit
Multi-Family Unit with Three (3) Bedroom	2.5/Unit
Servants/Caretakers Quarters	1/Bedroom
Single-Family Attached	2/Dwelling Unit
Single-Family Detached	2/Dwelling Unit
Single-Family Townhome	2/Dwelling Unit
Single-Family Zero Lot Line	2/Dwelling Unit
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Auditorium or Assembly Hall	1/3 Seats or 1/100 SF <sup>1</sup>
Church/House of Worship	1/4 Seats
College, University, or Seminary	1/4 Students
Community Center	1/200 SF
Convalescent Care Facility	1/Bed & 1/Employee on Shift <sup>3</sup>
Nursing Home	1/6 Beds & 1/Employee on Shift <sup>3</sup>
Daycare with Seven (7) or More Children	1/300 SF & 4 Cueing Pickup/Drop-Off
Emergency Ambulance Service	1/300 SF & 1/750 SF of Site Area
Government Facility	1/300 SF
Hospice	1/6 Beds & 1/Employee on Shift <sup>3</sup>
Hospital	1/Bed <sup>2</sup>
Library, Art Gallery, or Museum	1/350 SF
Post Office	1/300 SF Customer Service Area
Retirement Home	1/Bedroom
Residential Care Facility	1/6 Beds & 1/Employee on Shift <sup>3</sup>
Vocational School	1/Student
Public or Private Primary School	1/25 Students
Public or Private Secondary School	1/5 Students
OFFICE AND PROFESSIONAL LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Financial Institution with or without Drive-Through	1/300 SF
Medical Office	1/200 SF
Office Building	1/300 SF
RECREATION, ENTERTAINMENT, AND AMUSEMENT LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Billiard Parlor or Pool Hall	1/100 SF or 1/4 Seats <sup>1</sup>
Indoor Commercial Amusement/Recreation	1/3 Occupancy
Public or Private Community or Recreation Club	3/Game Court or Bowling Alley, 1/250 SF of Assembly Area, & 25% Permitted on Pervious Surface
Public or Private Golf Course	5/Golf Green
Park or Playground	1/1,000 SF of Site Area
Recreation Facility, Health Club, or Gym	3/Game Court & 1/200 SF
Sports Arena, Stadium, and/or Track	1/3 Seats
Private Club	1/100 SF or 1/4 Seats <sup>1</sup>
Theater	1/3 Seats
RECREATION, ENTERTAINMENT, AND AMUSEMENT LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Antique/Collectable	1/250 SF
Auto/Truck Parts and Accessories	1/250 SF
Hair Salon, Manicurist, or Barbershop	1/250 SF
Hotel	1/Unit & 50% of Accessory Uses
Motel	1/Unit & 50% of Accessory Uses
Laundry/Dry Cleaning	1/250 SF

Mailing Service	1/300 SF
Full Service Restaurant	1/100 SF or 1/4 Seats <sup>1</sup>
Limited Service Restaurant	1/250 SF
Retail Store with Gasoline Sales	1/250 SF
General Retail Store	1/250 SF
Art, Photography, or Music Studio	1/250 SF
Veterinarian (i.e. Not a Hospital or Clinic)	1/300 SF

COMMERCIAL AND BUSINESS SERVICES LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Building and Landscape Materials	1/250 SF with a Minimum of 5
Commercial Other than Listed	As Determined by the Director
Exhibit Hall	1/100 SF
Medical or Scientific Research Laboratory	As Determined by the Director
Mortuary or Funeral Home	1/300 SF & 1/100 SF for Chapel
Research and Technology	1/500 SF or 1/Employee <sup>1</sup>
Shoe and Boot Repair and Sales	1/250 SF
Trade School	1/20 SF of Classroom Area

AUTO AND MARINE LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Auto Body Repair	2/Service Bay
Auto Mechanical Repair	2/Service Bay
Quick Lube/Oil Change	2/Service Bay
Truck Stop with Fuel and Accessory Services	1/200 SF for Retail/Restaurant, 2/Service Bay, & Mix of Truck and Car Stalls to be Determined by the Director
Truck/Trailer Rental	1/200 SF with a Minimum of 5

INDUSTRIAL AND MANUFACTURING LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee <sup>1,3</sup>
Heavy Manufacturing	1/500 SF or 0.75/Employee <sup>1,3</sup>
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee <sup>1</sup>
Welding Repair	1/500 SF or 1/2 Employees <sup>1</sup>

INDUSTRIAL AND MANUFACTURING LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Distribution of Books or Other Printed Materials	1/1,000 or 1/2 Employees <sup>1</sup>
Gas/Chemical Bulk Storage	1/2,000 SF of Site Area
Mini-Warehouse	3 Parking Spaces & 1/100 Units
Packaging and/or Distribution	1/2,000 SF of Site Area or 1/2 Employees <sup>1</sup>
Recycling Collection Center and/or Storage	1/1,000 SF or 1/Employee <sup>1</sup>
Warehouse with Inside Storage	1/1,000
Outside Storage	As Determined by the Director
Warehouse Distribution Center	As Determined by the Director

UTILITIES, TRANSPORTATION, AND COMMUNICATION LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Commercial Antenna	1 Parking Space
Telephone Switching Station	1 Parking Space
Electrical Substation	1 Parking Space
Utility Shop and Storage	1/2,000 SF of Site Area
Airport, Heliport, or Landing Field	As Determined by the Director
Helistop	5 Spaces for Commercial and 3 Spaces for Non-Commercial

Notes:

- <sup>1</sup> Whichever is greater.
- <sup>2</sup> As determined by the Director of Planning and Zoning.
- <sup>3</sup> Number of employees.



January 19, 2024

City of Rockwall  
Attn: Ryan Miller, AICP  
Director of Planning  
Department of Planning and Zoning  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: Application for Planned Development District Zoning

To Mr. Miller,

The enclosed application for planned development district zoning allows a mix of uses, including retail, commercial, and condominium uses, on the subject property, which is currently zoned "C" Commercial. The purpose of the proposed zoning district is to allow flexibility to develop retail and commercial uses with two condominium phases, each limited to 250 dwelling units. In addition, the applicant is seeking the abandonment and rezoning of internal portions of Conveyor Street, as shown on the proposed PD Concept Plan, to allow the street to become part of the development. Please consider this letter to be a formal request to abandon Conveyor Street. In addition, please notice the Conveyor Street right-of-way as part of the area of request for the PD zoning case and include the right-of-way in the PD zoning ordinance, if approved.

CONVEYOR I-30 PARTNERS, LP

By: Ronald P. Berlin  
Name: RONALD P. BERLIN  
Title: Partner

ROCKWALL 549/I-30 PARTNERS, LP

By: Ronald P. Berlin  
Name: RONALD P. BERLIN  
Title: Partner

**BEING** a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way)(Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way)(Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

**THENCE** South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

**THENCE** with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

**THENCE** with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

EXHIBIT A  
RIGHT-OF-WAY ABANDONMENT  
1.451 ACRES  
E.M. ELLIOT SURVEY, A-77 &  
JOHN LOCKHART SURVEY, A-134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	Jan. 2024	063942002	1 OF 3

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

**THENCE** North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

**THENCE** North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

EXHIBIT A  
RIGHT-OF-WAY ABANDONMENT  
1.451 ACRES  
E.M. ELLIOT SURVEY, A-77 &  
JOHN LOCKHART SURVEY, A-134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**PRELIMINARY**

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

<b>Kimley»»Horn</b>					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JMH	KHA	Jan. 2024	063942002	2 OF 3

**JUSTIN ROAD**

INST NO. 2021000008470, P.R.R.C.T.

JAMES COLLIER PROPERTIES, INC  
INST NO. 20200000017597, D.R.R.C.T.

1/2" IRF  
N 87°03'29" E 0.59'

1/2" IRF S  
61°24'27" E 0.48'

N88°16'40"E  
120.00'

P.O.B.

N46°43'20"W  
42.43'

S43°16'40"W  
42.43' E.M. ELLIOTT SURVEY, A-77  
JOHN LOCKHART SURVEY, A-134

N1°43'20"W  
9.59'

S1°43'20"E  
9.59'

ROCKWALL 549/  
I-30 PARTNERS LP  
INST. NO. 200700387631  
R.P.R.C.T.

LOT 1R, BLOCK C  
ROCKWALL COMMERCIAL  
INST NO. 2021000008470  
P.R.R.C.T.

RAFIZADEH M & M FAMILY LTD  
VOL.6075 PG.206  
R.P.R.R.C.T.

**ROW ABANDONMENT**  
1.451 ACRES  
63,187 SQ. FT.

$\Delta=15^{\circ}08'16"$   
 $R=1230.00'$   
 $L=324.97'$   
 $CB=N4^{\circ}20'47"E$   
 $C=324.03'$

**CONVEYORS STREET**  
CAB. B, SL. 206, P.R.R.C.T.

$C=308.22'$   
 $S=S4^{\circ}20'45"W$   
 $L=309.12'$   
 $R=1170.00'$   
 $\Delta=15^{\circ}08'16"$

REMAINDER CALLED 8.40 GROSS ACRES  
CONVEYOR/I-30 PARTNERS, L.P.  
VOL.7077 PG. 201, R.P.R.R.C.T.

REMAINDER CALLED 80.79 ACRES  
ROCKWALL 549/I-30 PARTNERS, L.P.  
VOL.4924 PG. 273, R.P.R.R.C.T.

LOT 1, BLOCK B  
ROCKWALL COMMERCIAL  
INST NO. 2021000008470  
P.R.R.C.T.

N3°13'23"W  
562.44'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'



**LEGEND**

- $\Delta$  = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- D.R.C.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.C.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

**NOTES**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

**EXHIBIT A**  
**RIGHT-OF-WAY ABANDONMENT**  
1.451 ACRES

E.M. ELLIOT SURVEY, A-77 &  
JOHN LOCKHART SURVEY, A-134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	Jan. 2024	063942002	3 OF 3