



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 1661 Ridge Road, Rockwall, TX 75087

SUBDIVISION David Atkins Survey, Abstract No. 1

LOT N/A

BLOCK N/A

GENERAL LOCATION 1661 Ridge Road, Rockwall, TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Undeveloped

PROPOSED ZONING PD-4

PROPOSED USE Office

ACREAGE 12.15

LOTS [CURRENT] N/A

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 Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.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:

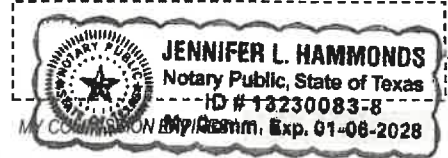
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 382.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, 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.*

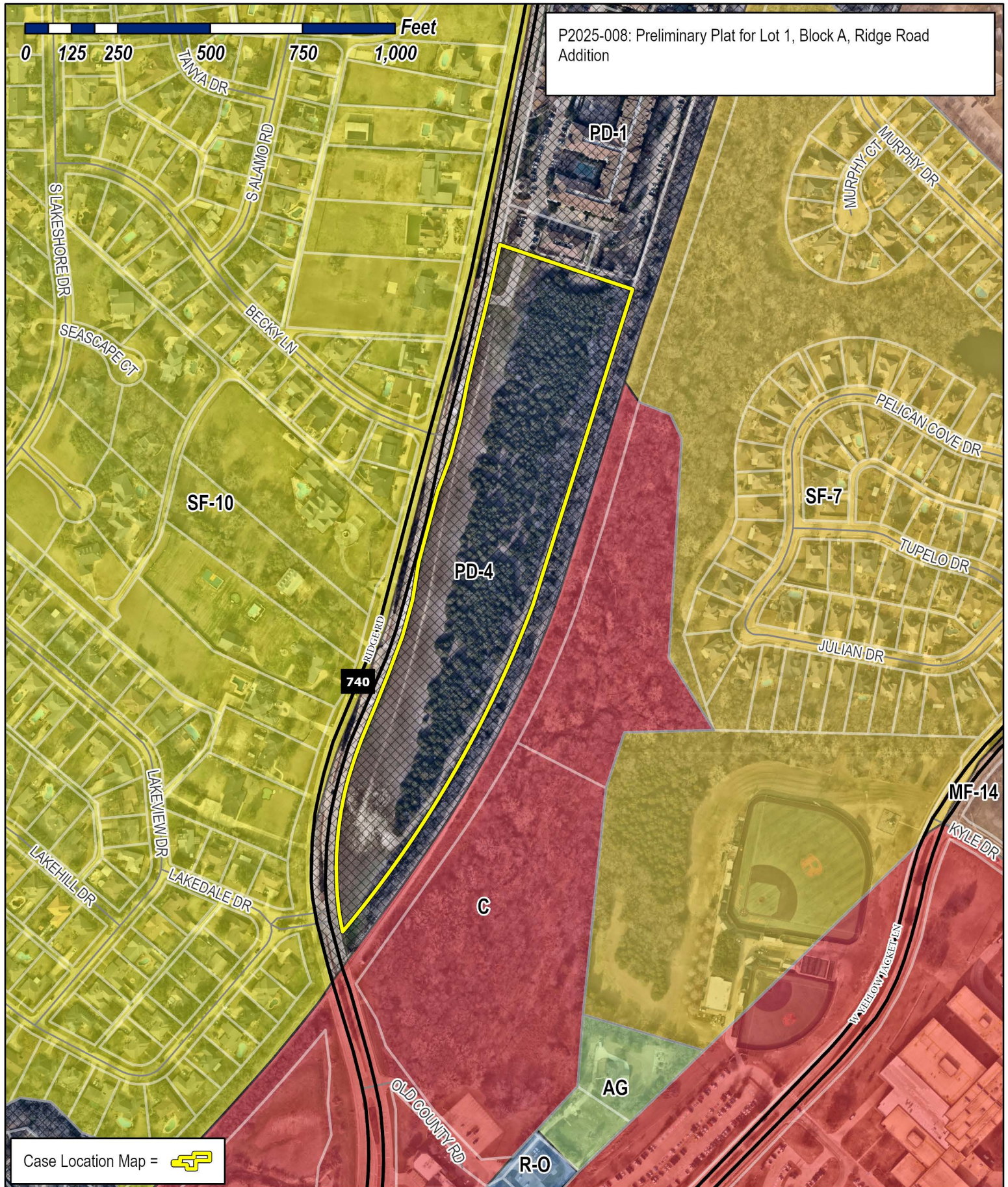
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE

Phil Wagner
J. Hammond

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



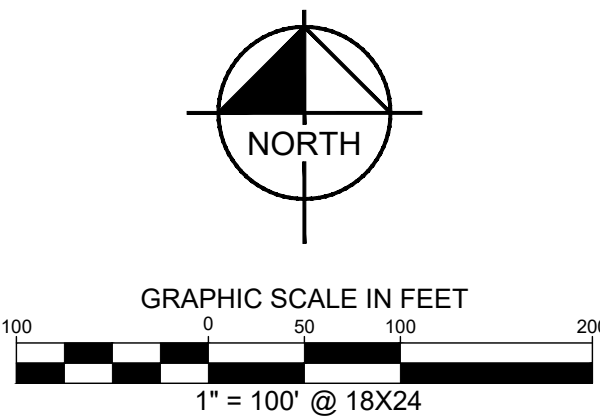
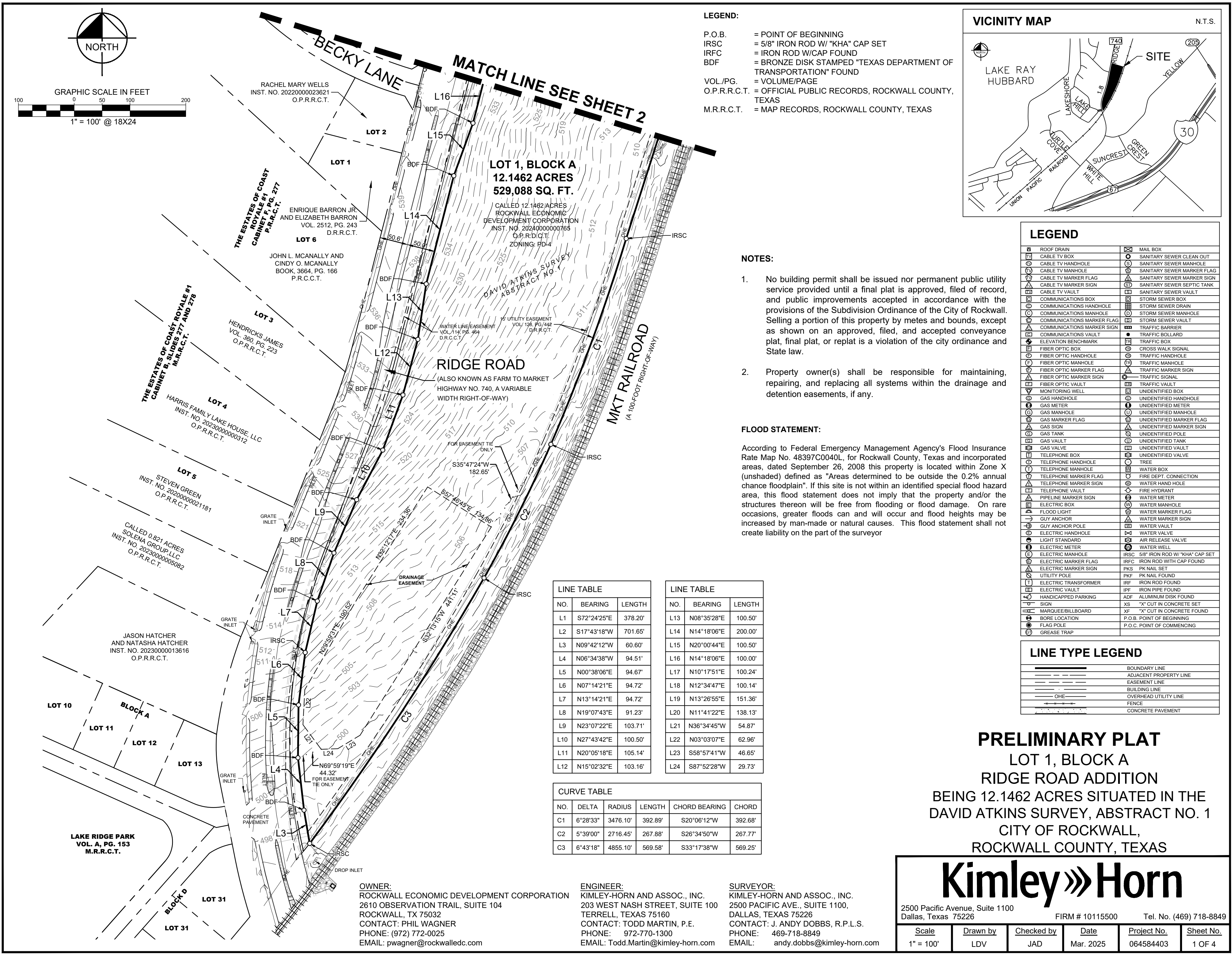


City of Rockwall

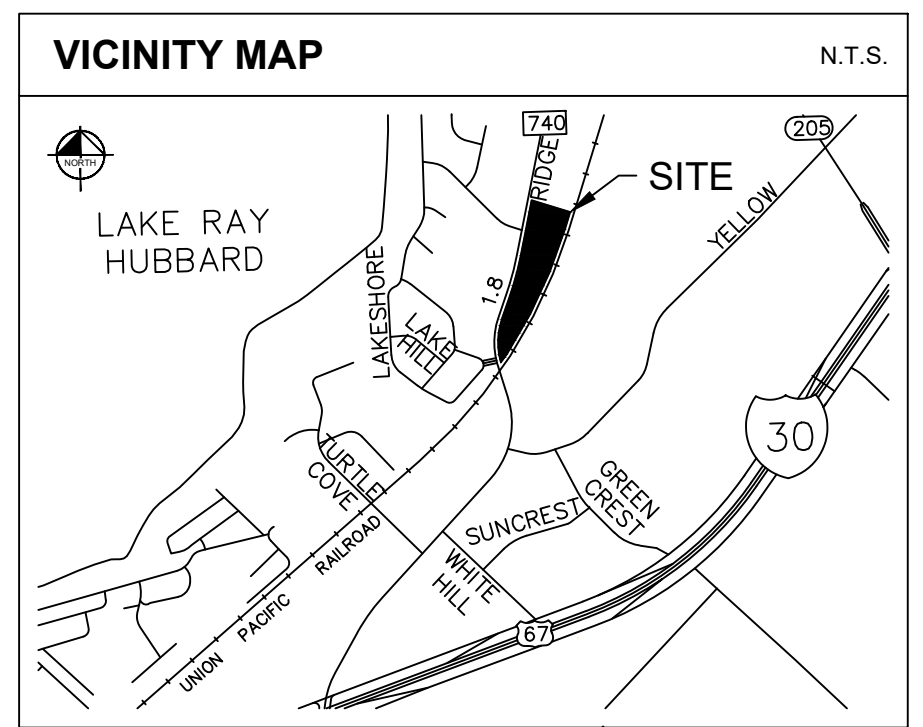
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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





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 - IRFC = IRON ROD W/CAP FOUND
 - BDF = BRONZE DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
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 - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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- NOTES:**
- No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
 - Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

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L5	N00°38'06"E	94.67'	L17	N10°17'51"E	100.24'
L6	N07°14'21"E	94.72'	L18	N12°34'47"E	100.14'
L7	N13°14'21"E	94.72'	L19	N13°26'55"E	151.36'
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LEGEND

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☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
☐	CABLE TV MARKER FLAG	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER SEPTIC TANK
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☐	ELECTRIC MARKER FLAG	☐	PKS PK NAIL SET
☐	ELECTRIC MARKER SIGN	☐	PKF PK NAIL FOUND
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☐	GREASE TRAP		

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---	ADJACENT PROPERTY LINE
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PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
 BEING 12.1462 ACRES SITUATED IN THE
 DAVID ATKINS SURVEY, ABSTRACT NO. 1
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

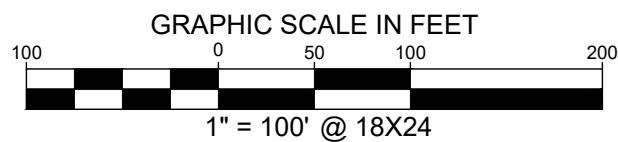
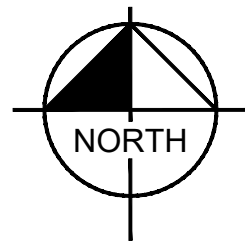
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	LDV	JAD	Mar. 2025	064584403	1 OF 4

OWNER:
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 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 CONTACT: PHIL WAGNER
 PHONE: (972) 772-0025
 EMAIL: pwagner@rockwalledc.com

ENGINEER:
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 203 WEST NASH STREET, SUITE 100
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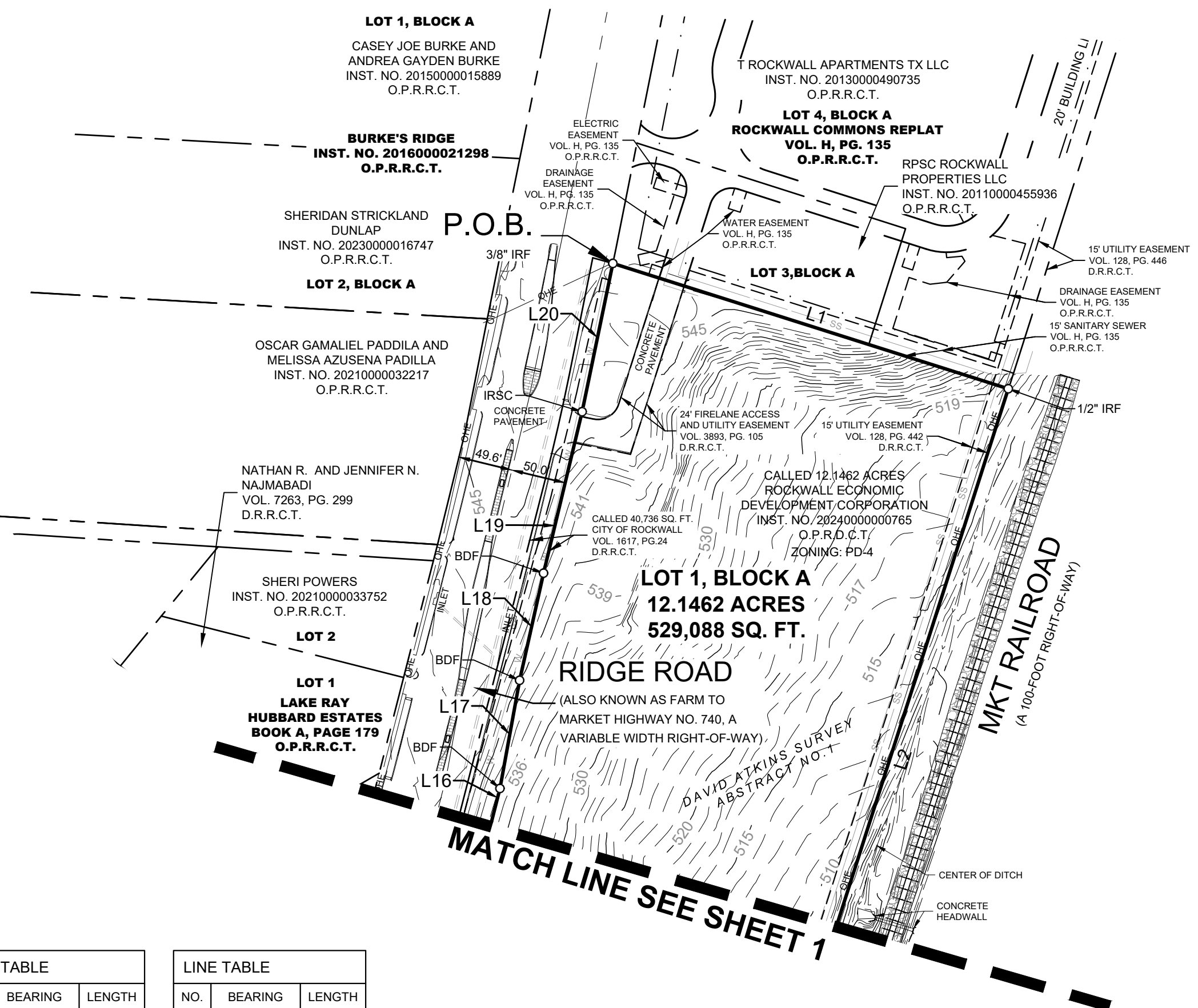
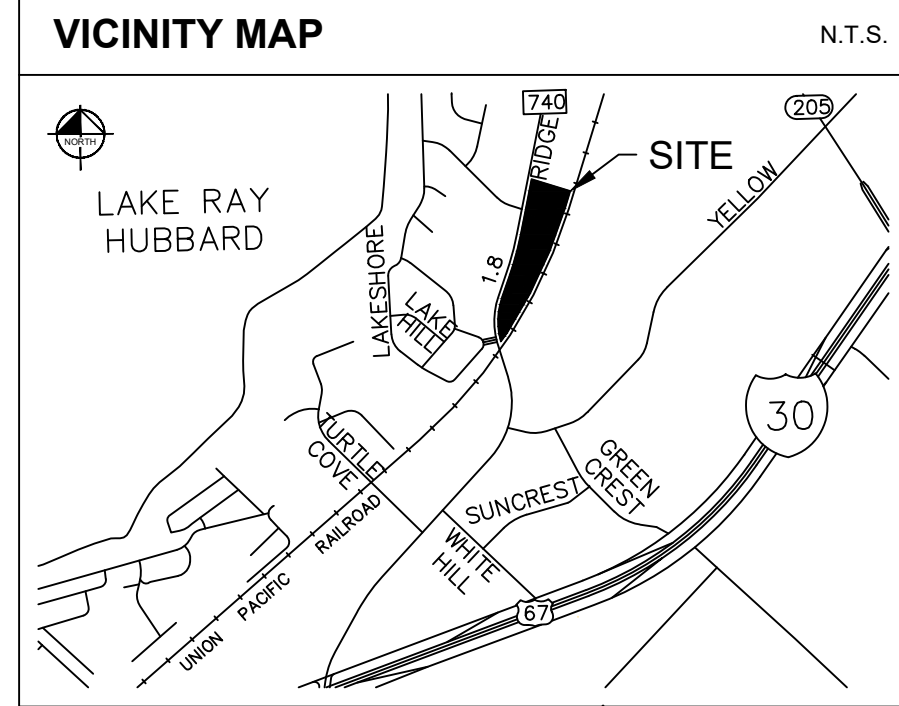
SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVE., SUITE 1100,
 DALLAS, TEXAS 75226
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 PHONE: 469-718-8849
 EMAIL: andy.dobbs@kimley-horn.com

DWG NAME: K:\DAL_SURVEY\064584403-1861 RIDGE ROAD_PP.DWG PLOTTED BY: VALDEZ, LEONARDO 3/13/2025 5:15 PM LAST SAVED 3/13/2025 2:30 PM



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RIDGE ROAD ADDITION
 BEING 12.1462 ACRES SITUATED IN THE
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OWNERS CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS, a tract of land situated in the David Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being all of a called 12.1462 acre tract of land described in the General Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 2024000000765, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 3/8-inch iron rod found for the southwest corner of Lot 3, Block A of Rockwall Commons Replat, an Addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2010000443217, Official Public Records, Rockwall County, Texas and the northwest corner of said 12.1462 acre tract, in the east right-of-way line of Ridge Road (also known as Farm to Market Highway No. 740, a variable width right-of-way);

THENCE with the north line of said 12.1462 acre tract, South 72°24'25" East, a distance of 378.20 feet to a 1/2-inch iron rod found for the northeast corner of said 12.1462 acre tract, in the west right-of-way line of MKT Railroad (a 100-foot right-of-way);

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

South 17°43'18" West, a distance of 701.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,476.10 feet, a central angle of 06°28'33", and a chord bearing and distance of South 20°06'12" West, 392.68 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 392.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,716.45 feet, a central angle of 05°39'00", and a chord bearing and distance of South 26°34'50" West, 267.77 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 267.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,855.10 feet, a central angle of 06°43'18", and a chord bearing and distance of South 33°17'38" West, 569.25 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 569.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said 12.1462 acre tract, at the intersection of said west right-of-way line of MKT Railroad and said east right-of-way line of Ridge Road;

THENCE with said east right-of-way line of Ridge Road and the west line of said 12.1462 acre tract, the following courses and distances:

North 09°42'12" West, a distance of 60.60 feet to a 4-inch bronze disk stamped "Texas Department of Transportation" found (hereinafter called bronze disk);
North 06°34'38" West, a distance of 94.51 feet to a bronze disk found;
North 00°38'06" East, a distance of 94.67 feet to a bronze disk found;
North 07°14'21" East, a distance of 94.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 13°14'21" East, a distance of 94.72 feet to a bronze disk found;
North 19°07'43" East, a distance of 91.23 feet to a bronze disk found;
North 23°07'22" East, a distance of 103.71 feet to a bronze disk found;
North 27°43'42" East, a distance of 100.50 feet to a bronze disk found;
North 20°05'18" East, a distance of 105.14 feet to a bronze disk found;
North 15°02'32" East, a distance of 103.16 feet to a bronze disk found;
North 08°35'28" East, a distance of 100.50 feet to a bronze disk found;
North 14°18'06" East, a distance of 200.00 feet to a bronze disk found;
North 20°00'44" East, a distance of 100.50 feet to a bronze disk found;
North 14°18'06" East, a distance of 100.00 feet to a bronze disk found;
North 10°17'51" East, a distance of 100.24 feet to a bronze disk found;
North 12°34'47" East, a distance of 100.14 feet to a bronze disk found;
North 13°26'55" East, a distance of 151.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 11°41'22" East, a distance of 138.13 feet to the **POINT OF BEGINNING** and containing an area of 529,088 square feet or 12.1462 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **RIDGE ROAD ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **RIDGE ROAD ADDITION** have been notified and signed this plat. We 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

Notary Public in and for the State of _____

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
EMAIL: pwagner@rockwalledc.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: TODD MARTIN, P.E.
PHONE: 972-770-1300
EMAIL: Todd.Martin@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
BEING 12.1462 ACRES SITUATED IN THE
DAVID ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

Kimley»Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel. No. (469) 718-8849		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\LDWG\064584403-1661 RIDGE ROAD.PP.DWG PLOTTED BY VALDEZ, LEONARDO 3/13/2025 5:15 PM LAST SAVED 3/13/2025 2:30 PM

SURVEYOR'S STATEMENT

THAT I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 202__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 202__.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

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 _____, 202__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 202__.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
BEING 12.1462 ACRES SITUATED IN THE
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PHONE: 469-718-8849
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