



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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	626 National Drive Rockwall, Texas 75032		
SUBDIVISION	National Addition		
GENERAL LOCATION	Lots 7, Block B, Rockwall 205 Business Park Addition		
LOT	1	BLOCK	A

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

CURRENT ZONING	Commercial	CURRENT USE	Storage Warehouse
PROPOSED ZONING		PROPOSED USE	
ACREAGE	1.95	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

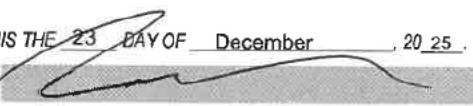
<input type="checkbox"/> OWNER	Conti and Williamson Series, LLL	<input type="checkbox"/> APPLICANT	CBG Surveying Texas, LLC
CONTACT PERSON	Zachary Conti	CONTACT PERSON	Jasmine Martinez
ADDRESS			
CITY, STATE & ZIP			
PHONE			
E-MAIL			

## NOTARY VERIFICATION [REQUIRED]

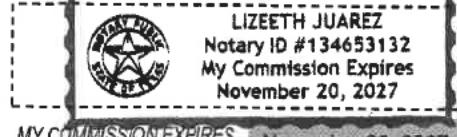
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF December, 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 23 DAY OF December, 2025.

OWNER'S SIGNATURE: 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

November 20, 2027

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**Date:** August 12, 2024

**Grantor:** Scottfree Investments, LP, a Texas limited partnership

**Grantor's Mailing Address:** 519 East J30 # 511 Rockwall TX 75087

**Grantee:** Conti and Williamson Series LLC, a Texas limited liability company

**Grantee's Mailing Address:** 118 National Dr, Rockwall, TX 75032

**Consideration:**

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of \$1,000,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

**Property (including any improvements):**

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leaann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 2014000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments,LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

**ScottFree Investments, LP, a Texas limited partnership**

BY: Scott Tharp, General Partner

THE STATE OF TX §  
COUNTY OF Rockwall §  
§

14 Before me, a Notary Public, the foregoing instrument was acknowledged on 14 day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TX NC to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



**AFTER RECORDING, RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/22/2024 04:30:53 PM  
Fee: \$33.00  
20240000014752



*Jennifer Fogg*



P2026-003: Final Plat for Lot 1, Block A, National Addition



Case Location Map = 

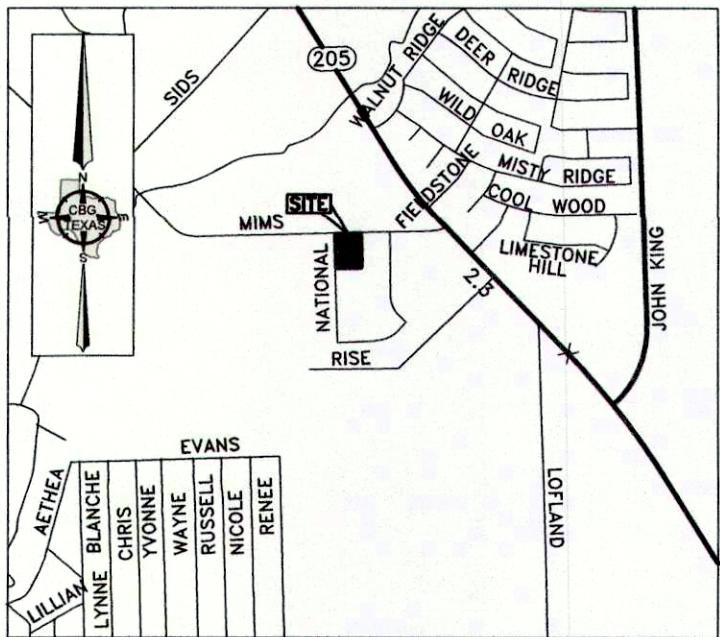


## City of Rockwall

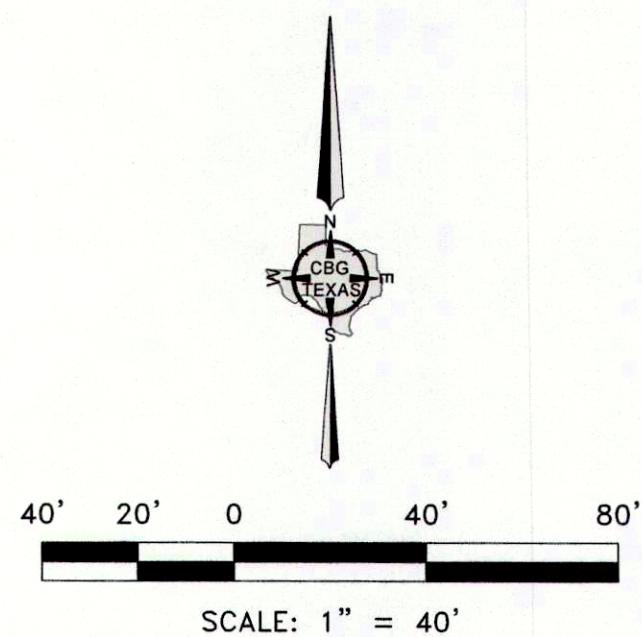
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





**VICINITY MAP  
NOT TO SCALE**



LEGEND:

IRF	1/2 INCH IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
F.F. ELEV	FINISH FLOOR ELEVATION
SAN. SEW.	SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

#### **GENERAL NOTES:**

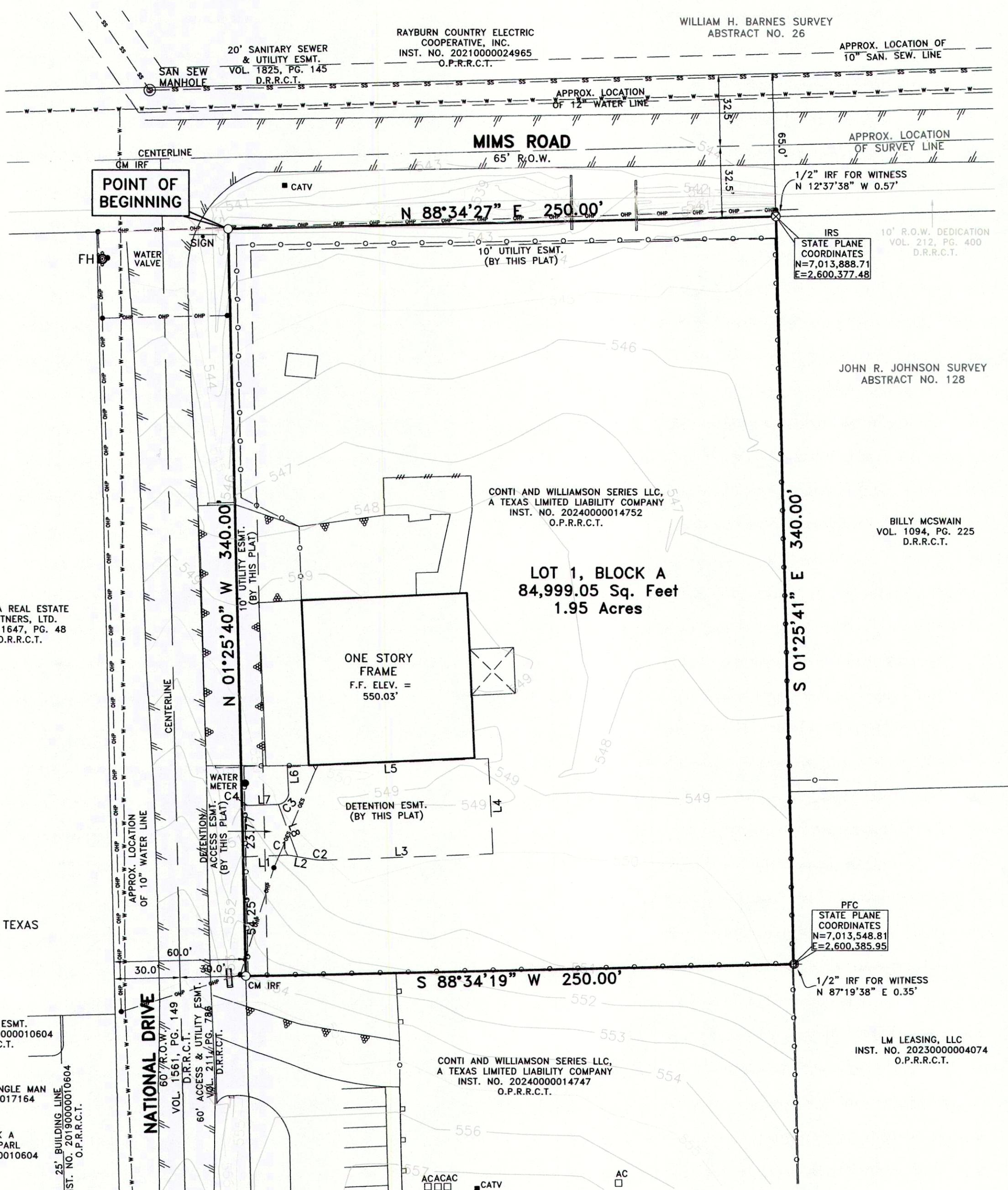
1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.

5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.13'	20.00'	11°50'28"	N 86°44'44" W	4.13'
C2	4.03'	19.50'	11°50'28"	N 86°44'44" W	4.02'
C3	7.22'	5.31'	77°53'11"	N 44°25'25" E	6.68'
C4	4.82'	20.00'	13°48'32"	S 85°45'42" E	4.81'

LINE	BEARING	DISTANCE
L1	S 87°20'02" W	18.37'
L2	N 80°49'30" W	10.47'
L3	S 87°42'18" W	77.20'
L4	S 02°39'58" E	43.50'
L5	S 87°30'34" W	91.83'
L6	N 02°39'58" W	12.56'
L7	N 87°20'02" E	11.91'
L8	S 20°12'41" E	25.28'

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

SHEET 1 OF 2

## MINOR PLAT

LOT 1, BLOCK A  
NATIONAL ADDITION

PLAT OF LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)  
1.95 ACRES (84,999.05 SF)

SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxllc.com](http://www.cbgtxllc.com)

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P -

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 seconds East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (2024000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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.

By: \_\_\_\_\_  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Zachary Conti, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

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 \_\_\_\_\_, 20\_\_\_\_.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

**(SHEET 2 OF 2)**

**MINOR PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION**

BEING A REPLAT OF  
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION  
(AN UNRECORDED PLAT)

1.95 ACRES (84,999.05 SF)  
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@FLANDSCAPES.COM

Northing	Easting	Bearing	Distance
7013882.478	2600127.554	N 88°34'27" E	250.000
7013888.698	2600377.477	S 01°25'41" E	339.990
7013548.814	2600385.950	S 88°34'19" W	250.002
7013542.583	2600136.025	N 01°25'40" W	340.000
7013882.478	2600127.554		

Closure Error Distance> 0.00000

Total Distance> 1179.992

Polyline Area: 84999.046 sq ft, 1.951 acres

A handwritten signature in black ink that reads "Bryan Combs". The signature is fluid and cursive, with "Bryan" on the first line and "Combs" on the second line, ending with a small circle.