



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 3400 Discovery Boulevard

SUBDIVISION Rockwall Technology Park Phase IV

LOT 1 BLOCK A

GENERAL LOCATION SWC-Data Drive & Capital Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE COMMERCIAL

PROPOSED ZONING LI

PROPOSED USE COMMERCIAL

ACREAGE 41.018

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER STAG Rockwall, L.P.

APPLICANT Westwood Professional Services

CONTACT PERSON Brian LaMont

CONTACT PERSON Chet Leugers

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Seth A. Malamut Authorized Signatory for Owner [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 \$ 1,120.36 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March, 2026. 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 16th DAY OF March, 2026.

OWNER'S SIGNATURE

Sigrid M. Heatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS





P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV 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

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.



LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

POINT OF BEGINNING

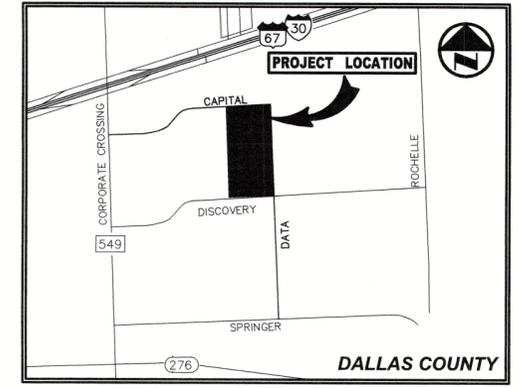
CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

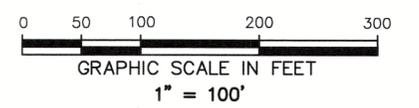
LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

41.018 ACRES
(1,786,760 SF)
ZONE "X"
(SEE NOTE 2)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- IRF 1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
- IRS 5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SURVEY ABSTRACT LINE

GENERAL NOTES

1. 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.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 1 OF 6
REPLAT

**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**

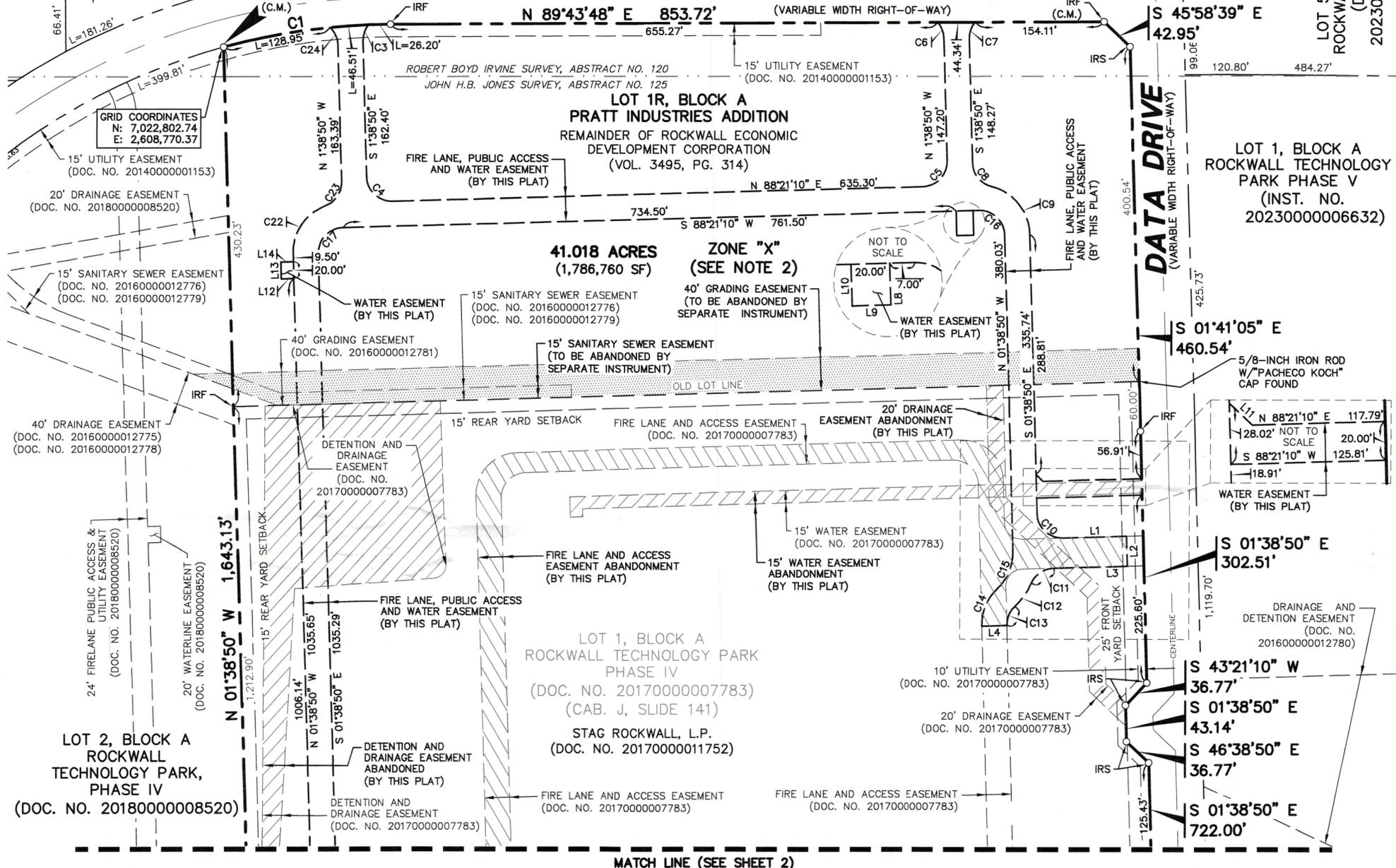
BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES

JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=60'	DATE MARCH 2026	JOB NUMBER R0068742.00
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SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

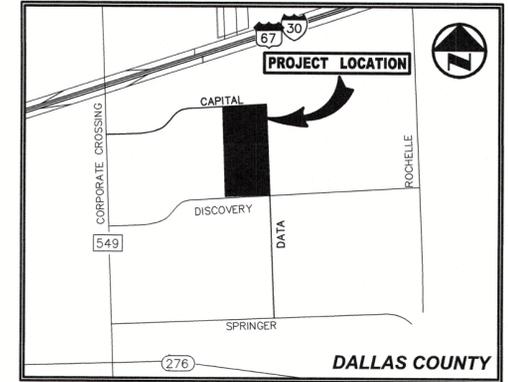
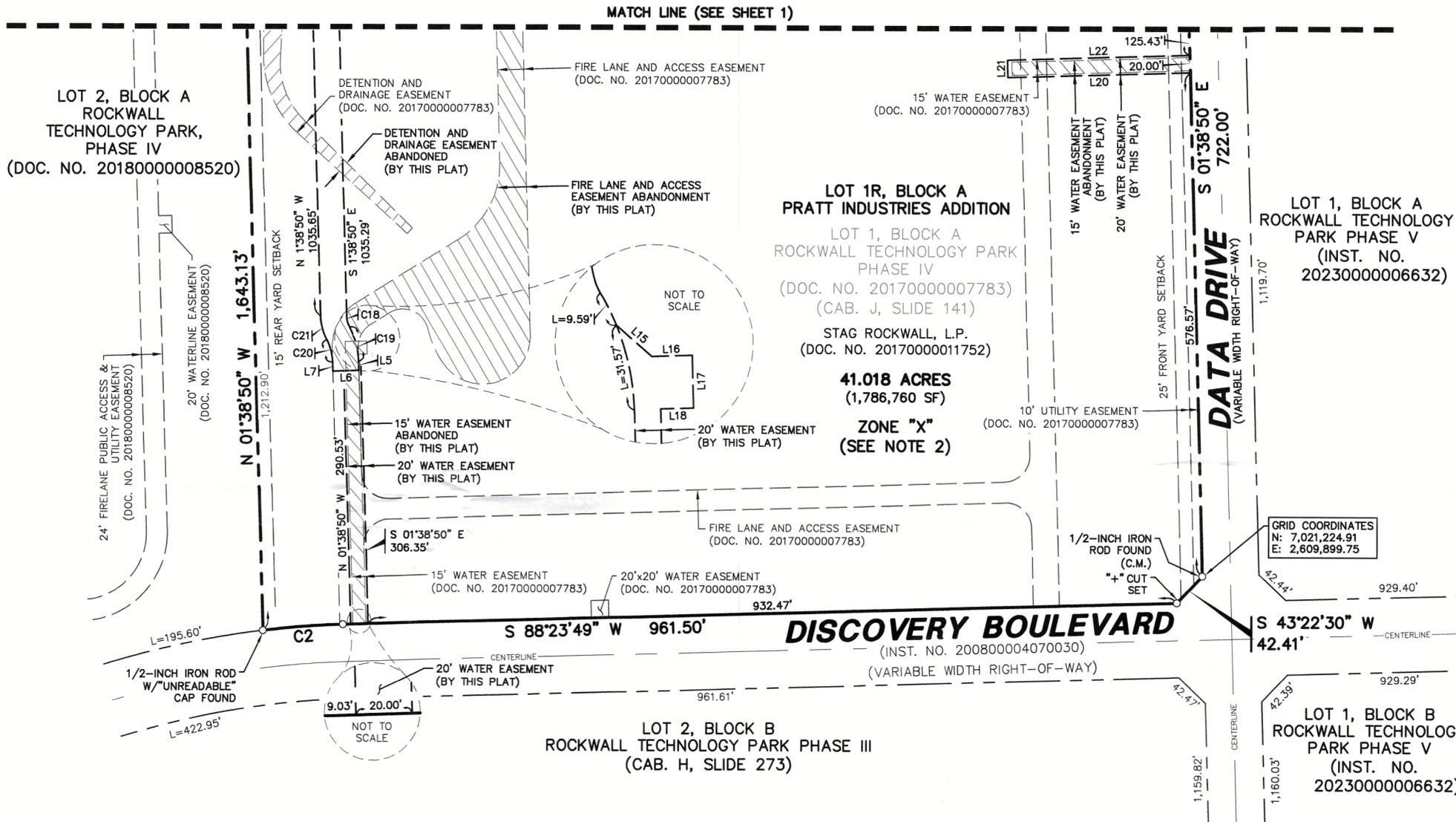
OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

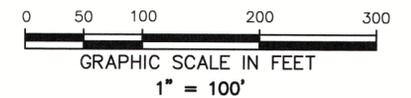
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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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VICINITY MAP
(NOT TO SCALE)



LEGEND

- IRF 1/2-INCH IRON ROD
W/"WEIR & ASSOC." CAP FOUND
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W/"WESTWOOD PS" CAP SET
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SHEET 2 OF 6
REPLAT

**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES

JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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CASE NO. P2026-

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

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OWNER:
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ONE FEDERAL STREET, 23RD FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
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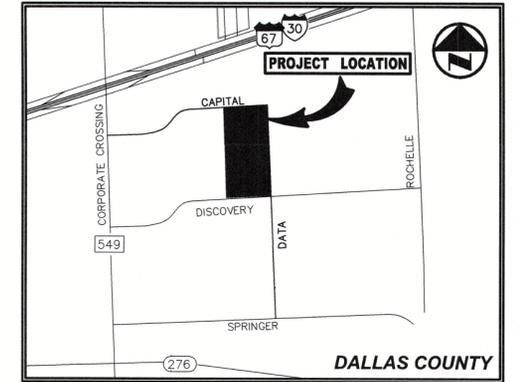
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ROCKWALL PARK 30
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LOT 5, BLOCK A
ROCKWALL PARK 30
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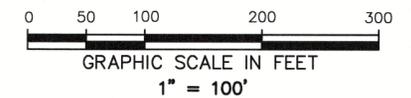
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(VARIABLE WIDTH RIGHT-OF-WAY)

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PARK PHASE V
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REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
41.018 ACRES
(1,786,760 SF)



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(NOT TO SCALE)



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SHEET 3 OF 6
REPLAT

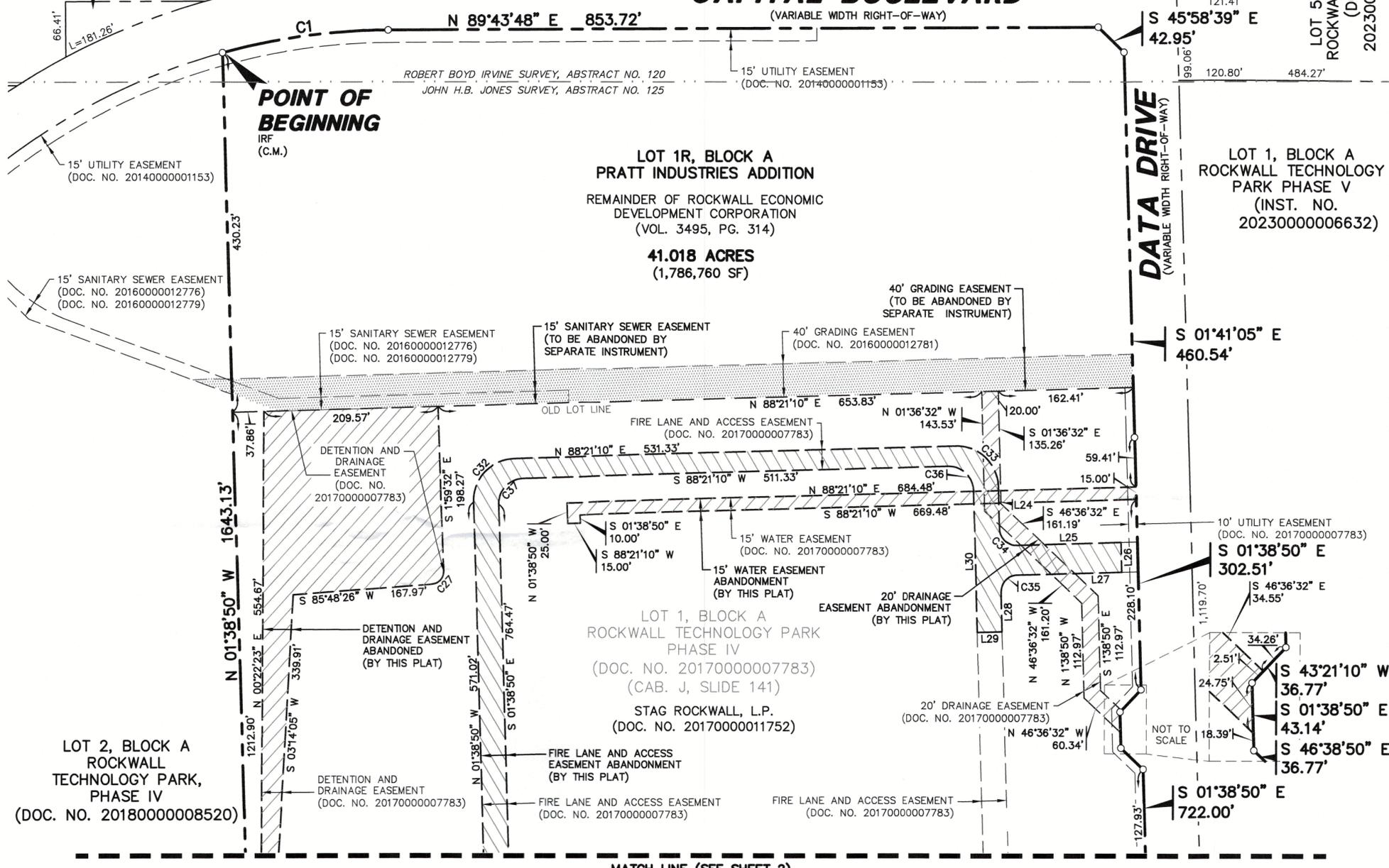
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PRATT INDUSTRIES
ADDITION**

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Westwood

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	RO068742.00



SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE

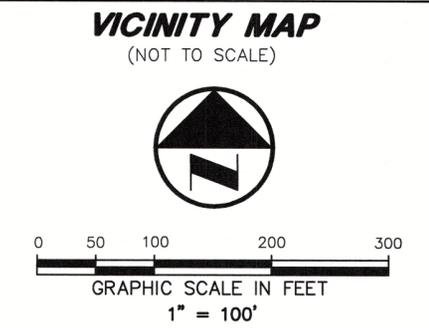
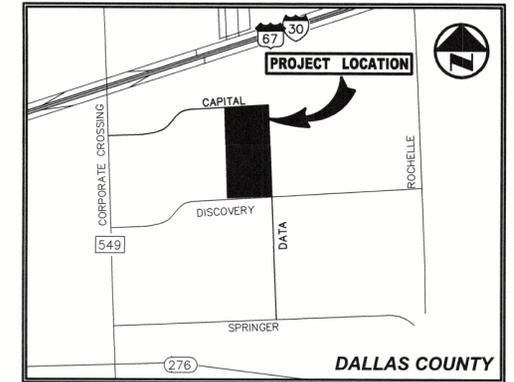
SURVEYOR/ENGINEER:
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TBPELS SURVEYING FIRM NO. 10074301

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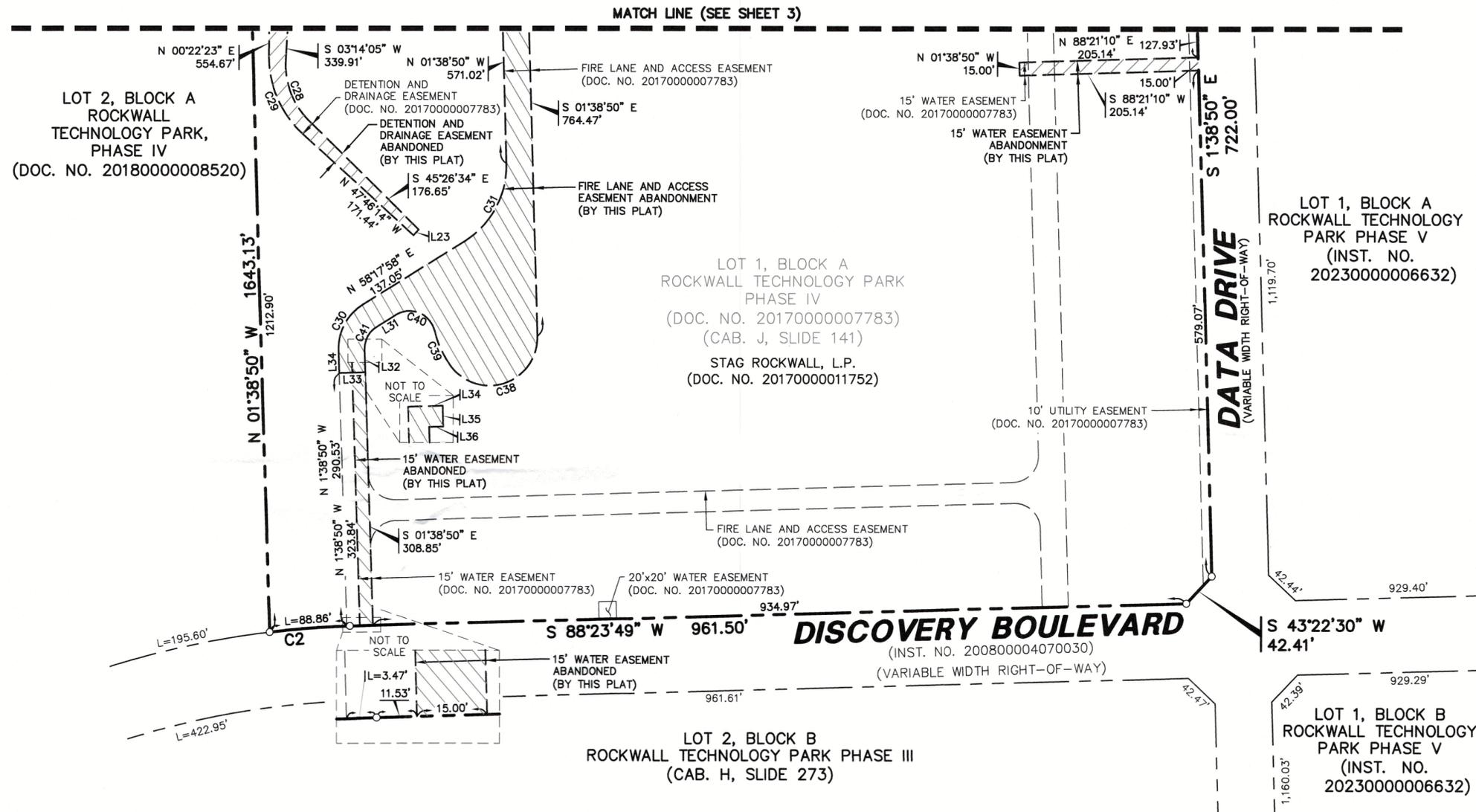
REPLAT-LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION



LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	SURVEY ABSTRACT LINE

- GENERAL NOTES**
- 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.
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SHEET 4 OF 6
REPLAT
LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION
BEING A REPLAT OF LOTS 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND A 10.983 ACRE TRACT OF LAND BEING 41.018 ACRES JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. P2026--

Westwood		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 westwoodps.com		
DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2026	JOB NUMBER R0068742.00

SURVEYOR/ENGINEER:
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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE													
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6
REPLAT
**LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION**
BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2026	JOB NUMBER R0068742.00
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SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner in the south right-of-way line of Capital Boulevard (a variable width right-of-way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas; said point being a non-tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds, having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2-inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right-of-way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right-of-way line of Date Drive (a variable width right-of-way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2-inch iron rod found for corner; said point being the northeast end of a right-of-way corner clip; said point being at the intersection of said west line of Data Drive and the North right-of-way line of Discovery Boulevard (a variable width right-of-way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard, the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2-inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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.

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. RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the LOTS 1R, BLOCK A, PRATT INDUSTRIES 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. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, 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 _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires:

Planning and Zoning Commission

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 _____, 2026.

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 _____, 2026.

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A
PRATT INDUSTRIES
ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND

BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, AN
ADDITION TO THE CITY OF ROCKWALL,
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Westwood

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DALLAS, TX 75231
972.235.3031
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Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: JMC, LMG, 1"=100', MARCH 2026, R0068742.00

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
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