



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS North of Horizon Road and West of Ranch Trail in Rockwall County, Texas

SUBDIVISION W.W. Ford Survey, Abst Nop. 80, Tract 26-4

LOT

BLOCK

GENERAL LOCATION North of Horizon Road and approximately 1,135 ft southeast of the intersection of County Line Road and Horizon Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Office and Gym

ACREAGE 2.74

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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 Saro Partners, LLC

APPLICANT Cumulus Design

CONTACT PERSON Ronald Vaik

CONTACT PERSON Paul Cragun

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

NOTARY VERIFICATION [REQUIRED]

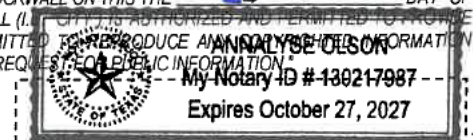
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Vaik [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 554.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26 DAY OF May, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I, THE CITY ENGINEER) IS AUTHORIZED AND PERMITTED TO PRODUCE AND REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN 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 26 DAY OF May, 2021.

OWNER'S SIGNATURE Shawn Vaik

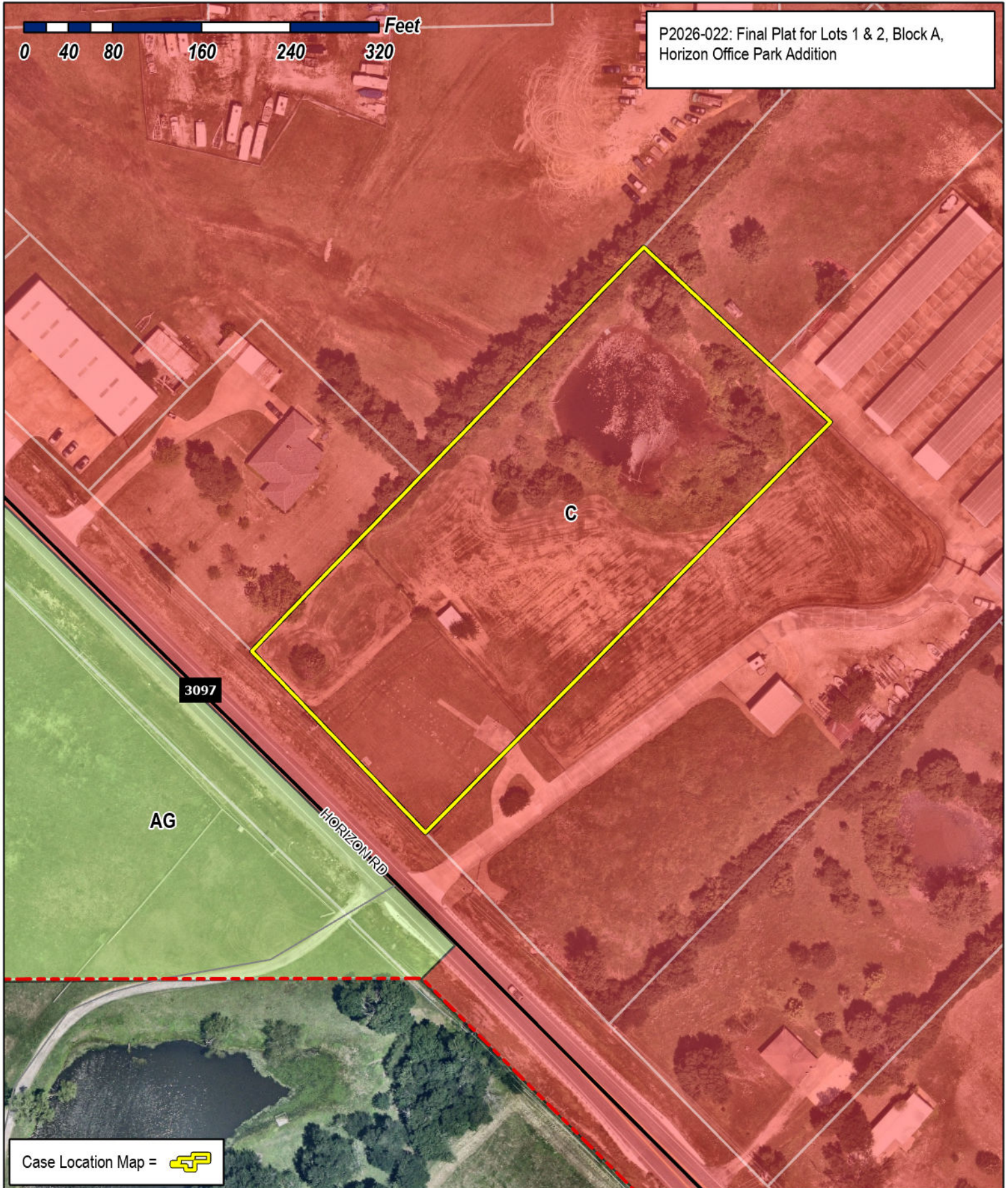
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Annalyse Olson



MY COMMISSION EXPIRES October 27, 2021

0 40 80 160 240 320 Feet

P2026-022: Final Plat for Lots 1 & 2, Block A,
Horizon Office Park Addition



Case Location Map = 

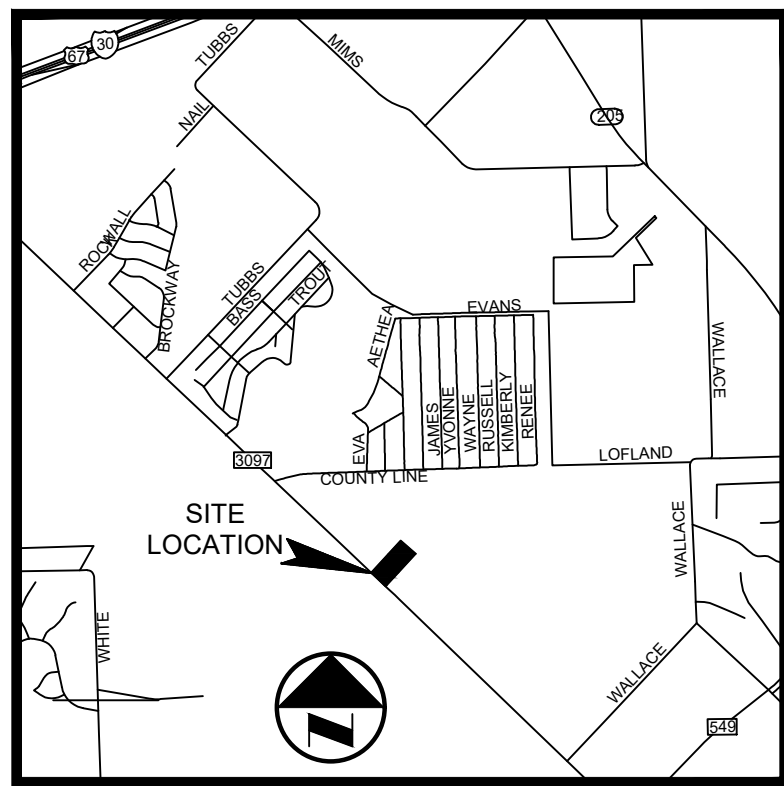


City of Rockwall

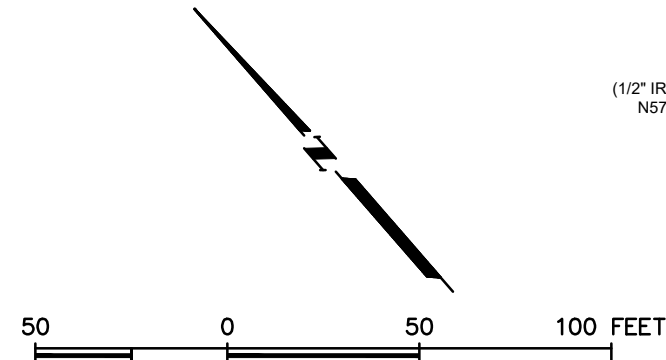
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





LOCATION MAP
NOT TO SCALE

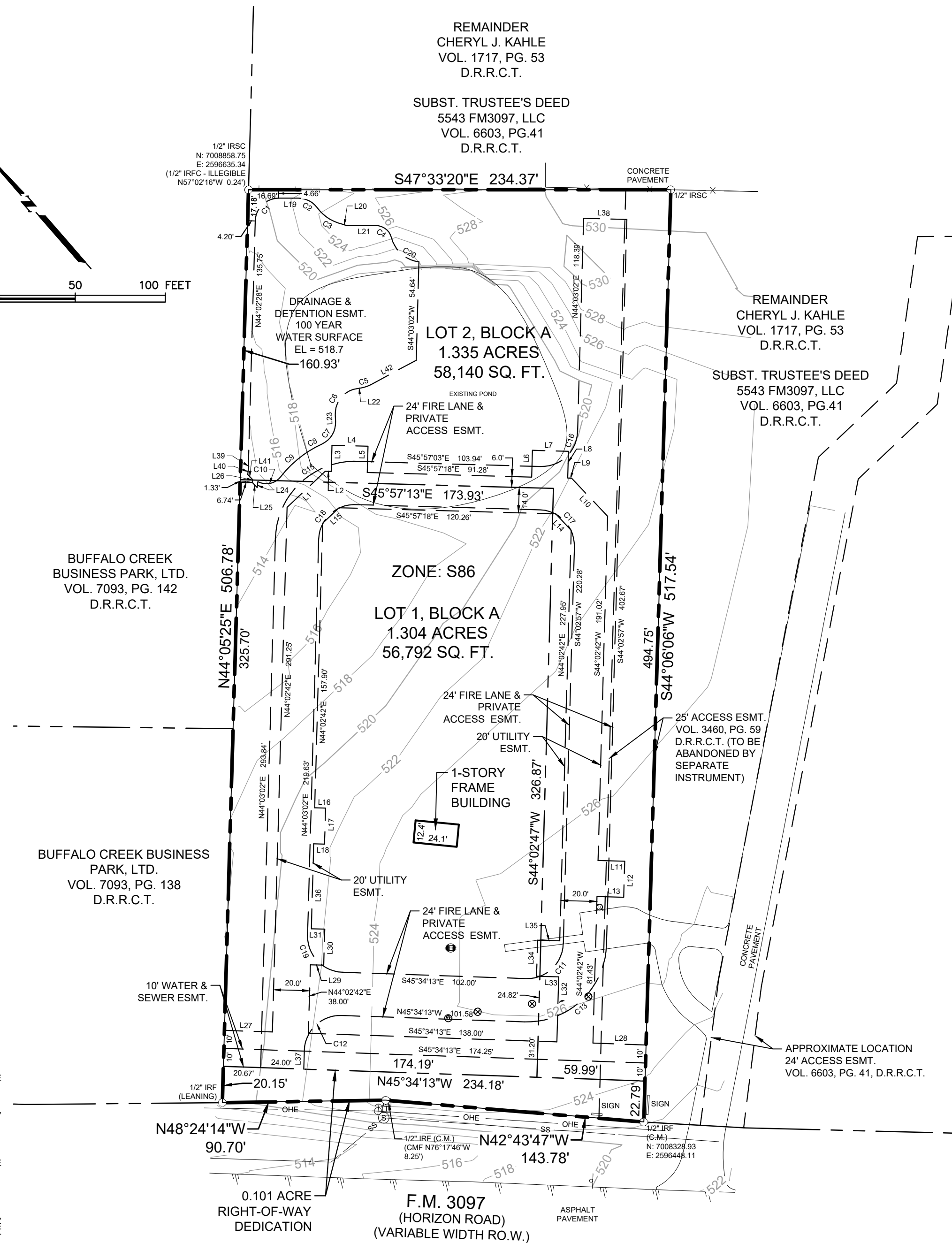


LEGEND

- TELEPHONE BOX
- ELECTRIC BOX
- GUY ANCHOR
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- METAL POST
- METAL STRIP
- METAL SCREW
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0040L, REVISED DATE SEPTEMBER 26, 2008.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
5. 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.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
7. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
8. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
9. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).
10. SANITARY SEWER SHALL DRAIN TO THE EXISTING CITY OF ROCKWALL SEWER MAIN.



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°02'42"E	29.11'	L16	N45°57'18"W	6.01'	L31	N45°57'18"W	7.34'
L2	S45°57'18"E	3.39'	L17	N44°02'42"E	20.00'	L32	S44°02'42"W	36.07'
L3	N44°02'42"E	14.57'	L18	S45°57'18"E	6.01'	L33	N45°57'18"W	12.31'
L4	S45°57'18"E	20.00'	L19	S47°36'36"E	10.94'	L34	N44°02'42"E	20.00'
L5	S44°02'42"W	14.57'	L20	S28°57'06"E	2.66'	L35	S45°57'18"E	12.31'
L6	N44°02'42"E	14.87'	L21	S47°47'09"E	16.05'	L36	N44°02'42"E	47.19'
L7	S45°57'18"E	20.00'	L22	N56°44'32"W	2.46'	L37	S44°03'02"W	10.37'
L8	S44°02'42"W	14.87'	L23	S39°41'52"W	3.75'	L38	S45°56'58"E	24.00'
L9	S45°57'18"E	2.16'	L24	S48°33'21"W	3.34'	L39	N39°34'23"E	0.97'
L10	S00°57'18"E	29.11'	L25	N00°57'32"W	3.94'	L40	N48°33'21"E	4.13'
L11	S45°57'18"E	14.83'	L26	N48°33'21"E	1.65'	L41	N02°58'29"W	3.83'
L12	S44°02'42"W	20.00'	L27	S45°34'13"E	26.66'	L42	N75°48'59"W	28.68'
L13	N45°57'18"W	14.83'	L28	S45°34'13"E	29.52'			
L14	S00°57'18"E	12.54'	L29	S45°57'18"E	7.34'			
L15	N89°02'42"E	12.54'	L30	N44°02'42"E	20.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	88°20'56"	13.00'	20.05'	N88°12'56"E	18.12'
C2	53°31'17"	13.00'	12.14'	S20°50'58"E	11.71'
C3	40°28'51"	24.05'	16.99'	S14°19'45"E	16.64'
C4	75°51'24"	9.00'	11.92'	S09°51'32"E	11.06'
C5	19°03'35"	17.01'	5.66'	N66°16'32"W	5.63'
C6	84°09'22"	14.00'	20.56'	S81°46'32"W	18.76'
C7	68°13'34"	13.00'	15.48'	S73°48'39"W	14.58'
C8	11°13'18"	60.71'	11.89'	S77°41'13"E	11.87'
C9	16°37'57"	60.71'	17.62'	S88°23'09"W	17.56'
C10	80°52'09"	10.00'	14.11'	N59°29'44"W	12.97'
C11	90°24'38"	20.00'	31.56'	N89°13'28"E	28.39'
C12	90°22'45"	20.00'	31.55'	S89°14'25"W	28.38'
C13	90°21'47"	44.00'	69.39'	N89°14'54"E	62.42'
C15	87°28'11"	44.00'	67.18'	S87°47'04"W	60.84'
C16	90°01'43"	20.00'	31.43'	N89°02'06"E	28.29'
C17	88°08'52"	20.00'	30.77'	N00°01'29"W	27.82'
C18	86°15'04"	20.00'	30.11'	S87°10'14"W	27.34'
C19	89°37'15"	20.00'	31.28'	S00°45'35"E	28.19'
C20	68°42'18"	18.00'	21.58'	S06°16'58"E	20.31'

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
HORIZON OFFICE PARK ADDITION
 BEING TWO (2) LOTS
 2.739-ACRES OR 119,314 SF
 SITUATED WITHIN THE
 W.W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 AUGUST 14, 2025
 CASE NUMBER _____

OWNER
 SARO PARTNERS, LLC
 CONTACT: RONALD VALK
 1450 T L TOWNSEND DR., SUITE 100
 ROCKWALL, TX 75032
 PH: 972-722-2590
 EMAIL: Ron@platinumtx.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2025-027 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS SARO PARTNERS, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to Saro Partners, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000013844, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a 1/2-inch iron rod found for corner in the northeast right-of-way line of F.M. 3097 (Horizon Road; a variable width right-of-way) at the south corner of said Saro Partners tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, at a distance of 395.98 feet passing a 1/2-inch iron rod found for the northwest corner of said J R Fleming Investments, LLC tract and continuing for a total distance of 641.45 feet to a point at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE with said northeast right-of-way line of F.M. 3097, the following courses and distances:

N 42°43'47" W, a distance of 143.78 feet to a 1/2-inch iron rod found for an angle point; from which a concrete monument found bears N 76°17'46" W, a distance of 8.25 feet;

N 48°24'14" W, a distance of 90.70 feet to a 1/2-inch iron rod found (leaning) at the west corner of said Saro Partners tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 138, Deed Records, Rockwall County, Texas;

THENCE N 44°05'25" E, departing said northeast right-of-way line and with the common line of said Saro Partners tract and said Buffalo Creek Business Park tract, at a distance of 207.61 feet passing the east corner of said Buffalo Creek Business Park tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 142, Deed Records, Rockwall County, Texas, and continuing for a total distance of 506.78 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set for corner in the southeast line of second mentioned Buffalo Creek Business Park tract at the north corner of said Saro Partners tract; from which a 1/2-inch iron rod with illegible plastic cap found bears N 57°02'16" W, a distance of 0.24 feet;

THENCE S 47°33'20" E, departing said southeast line of second mentioned Buffalo Creek Business Park tract, a distance of 234.37 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set at the east corner of said Saro Partners tract;

THENCE S 44°06'06" W, a distance of 517.54 feet to the **POINT OF BEGINNING** and containing 119,314 square feet or 2.739 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as HORIZON OFFICE PARK 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HORIZON OFFICE PARK ADDITION have been notified and signed this plat. I (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. 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.

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

SARO PARTNERS, LLC,
a Texas limited liability company

Name, Title

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

THAT I, Candy Hone, 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

RELEASED 2/19/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

STATE OF TEXAS
COUNTY OF DALLAS

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

Notary Public, State of Texas

My Commission Expires

APPROVED:

I hereby certify that the above and foregoing plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall on the _____ day of _____, 2026.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

**PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
HORIZON OFFICE PARK ADDITION
BEING TWO (2) LOTS
2.739-ACRES OR 119,314 SF
SITUATED WITHIN THE
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AUGUST 14, 2025
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OWNER
SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
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PROJECT NO. 2025-027 SHEET 2 OF 2