



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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:

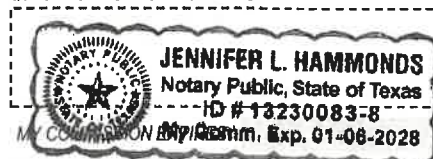
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 382.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION,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

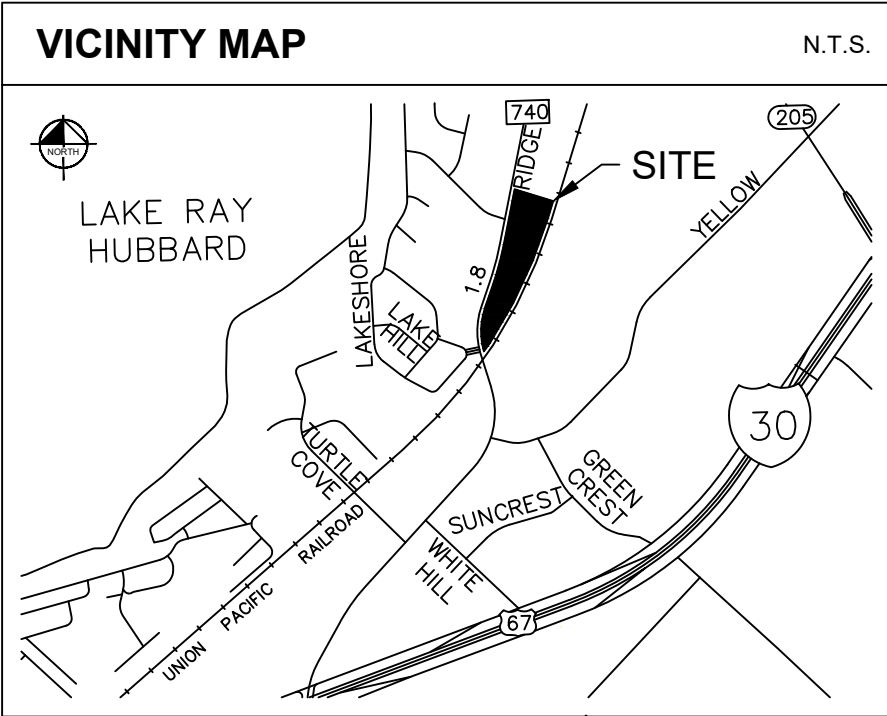
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS








[Signature]





LEGEND			
	ROOF DRAIN		MAIL BOX
	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
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC COLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD W/ CAP FOUND
	ELECTRIC MARKER SIGN		PK NAIL SET
	UTILITY POLE		PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRON ROD FOUND
	ELECTRIC VAULT		IRON PIPE FOUND
	HANDICAPPED PARKING		ALUMINUM DISK FOUND
	SIGN		"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD		"X" CUT IN CONCRETE FOUND
	BORE LOCATION		POINT OF BEGINNING
	FLAG POLE		POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT

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

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

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

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'	L13	N08°35'28"E	100.50'
L2	S17°43'18"W	701.65'	L14	N14°18'06"E	200.00'
L3	N09°42'12"W	60.60'	L15	N20°00'44"E	100.50'
L4	N06°34'38"W	94.51'	L16	N14°18'06"E	100.00'
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'
L8	N19°07'43"E	91.23'	L20	N11°14'22"E	138.13'
L9	N23°07'22"E	103.71'	L21	N36°34'45"W	54.87'
L10	N27°43'42"E	100.50'	L22	N03°03'07"E	62.66'
L11	N20°05'18"E	105.14'	L23	S58°57'41"W	46.65'
L12	N15°02'32"E	103.16'	L24	S87°52'28"W	29.73'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

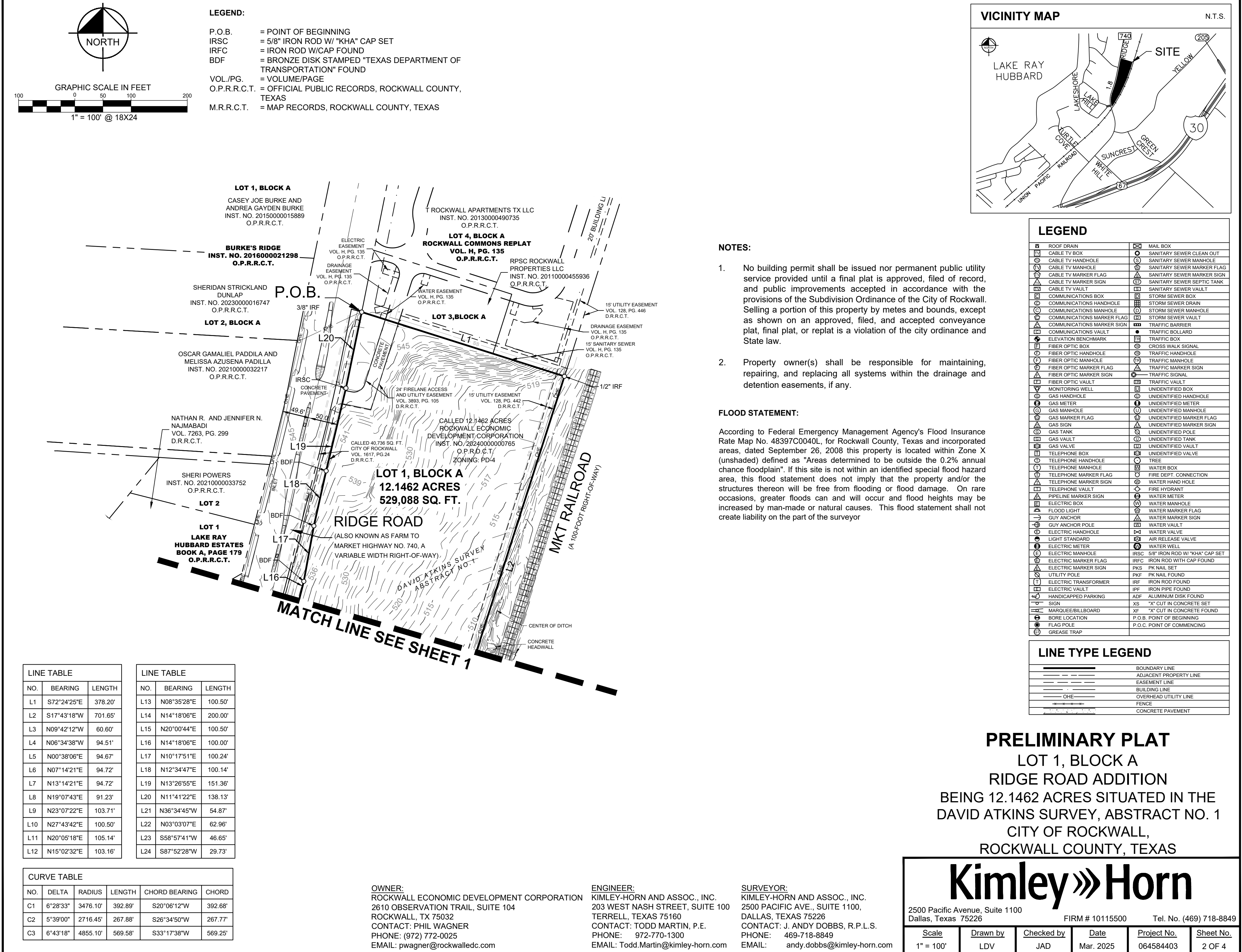
NOTES:

1. 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.
2. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

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



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. 20100000443217, 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\DWG\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
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.
N/A	LDV	JAD	Mar. 2025	064584403	4 OF 4

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
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ENGINEER:
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203 WEST NASH STREET, SUITE 100
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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



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:

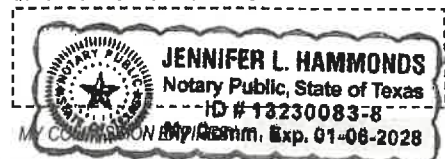
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 382.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION,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

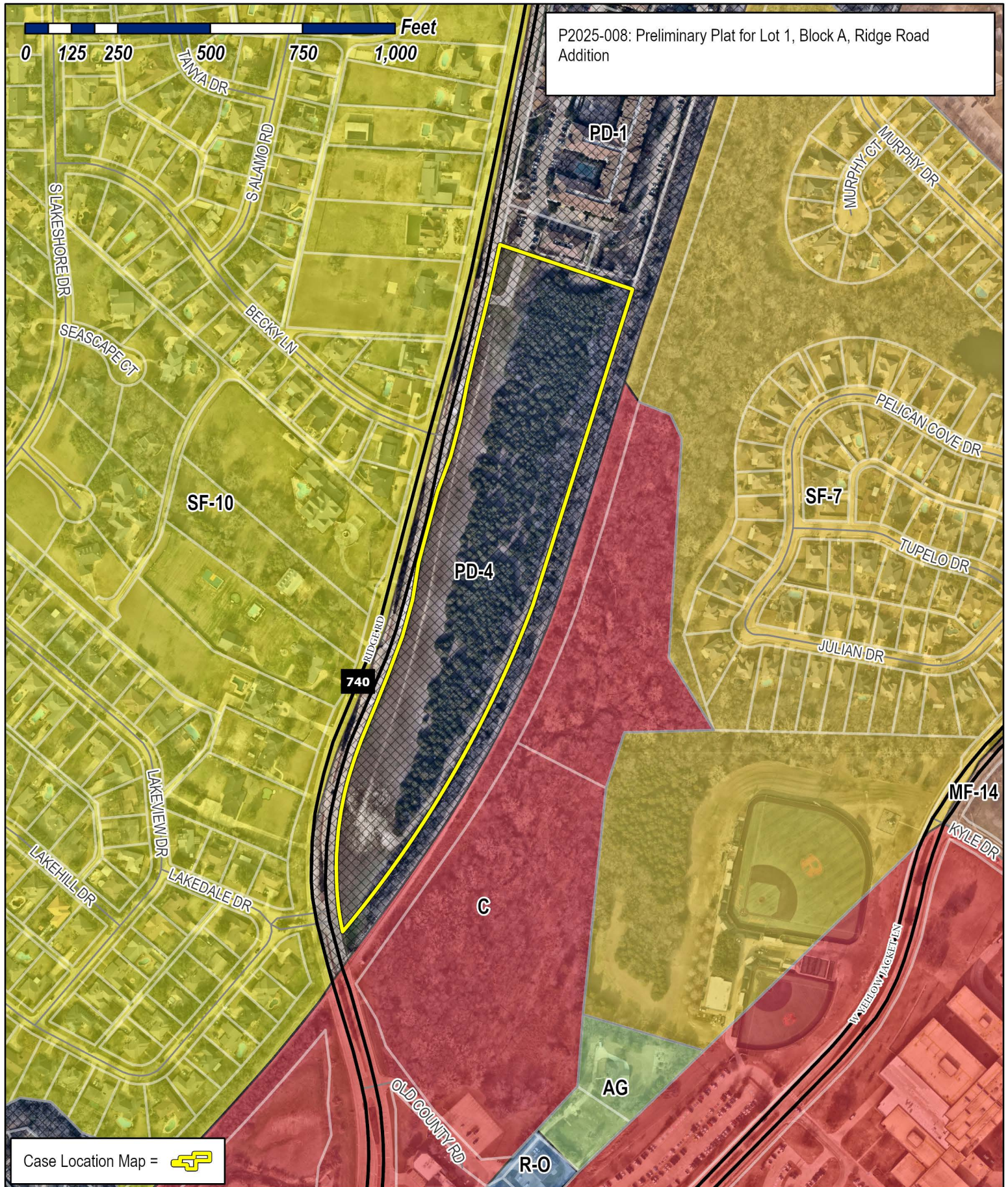
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2025-008: Preliminary Plat for Lot 1, Block A, Ridge Road Addition

Case Location Map = 

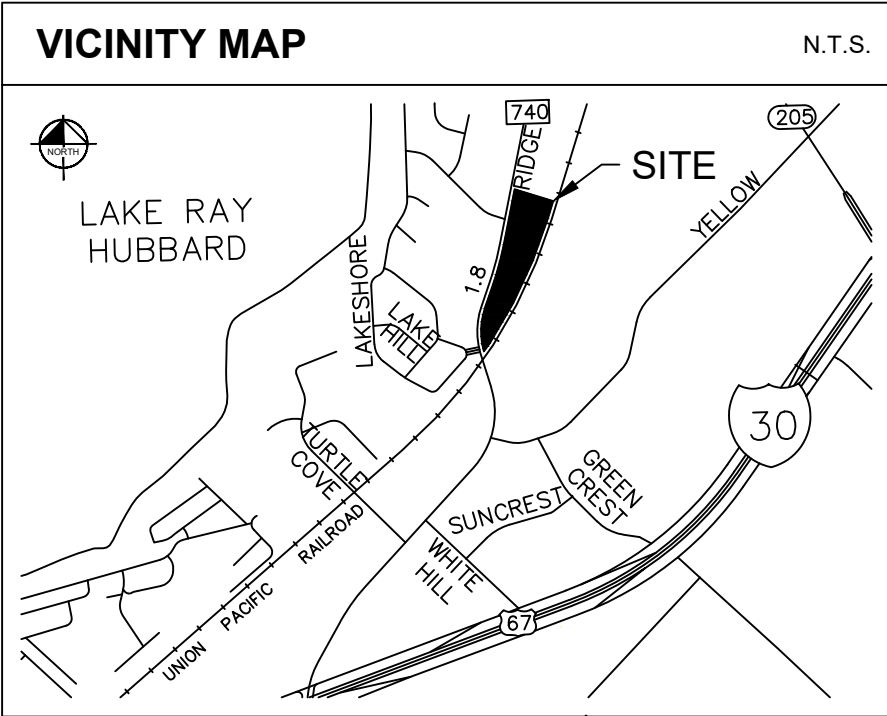


City of Rockwall

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.





LEGEND			
	ROOF DRAIN		MAIL BOX
	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
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC COLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD W/ CAP FOUND
	ELECTRIC MARKER SIGN		PK NAIL SET
	UTILITY POLE		PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRON ROD FOUND
	ELECTRIC VAULT		IRON PIPE FOUND
	HANDICAPPED PARKING		ALUMINUM DISK FOUND
	SIGN		"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD		"X" CUT IN CONCRETE FOUND
	BORE LOCATION		POINT OF BEGINNING
	FLAG POLE		POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT

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

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

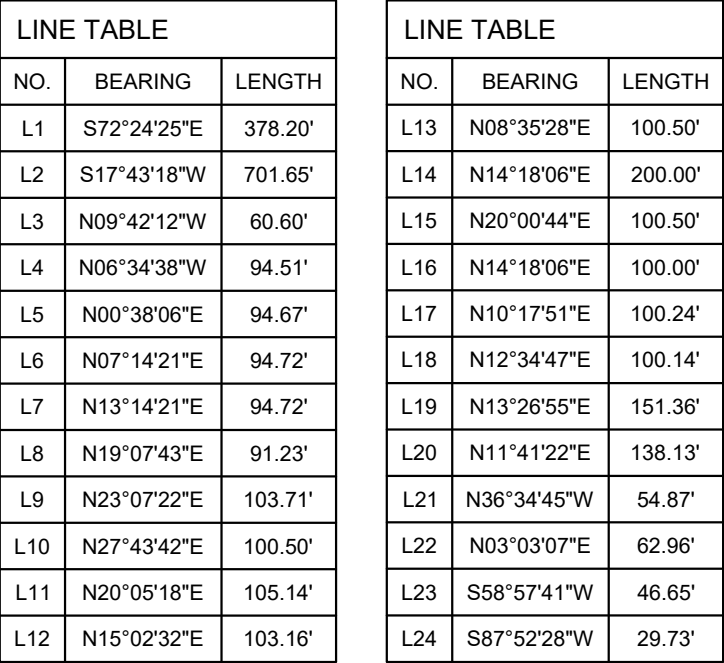
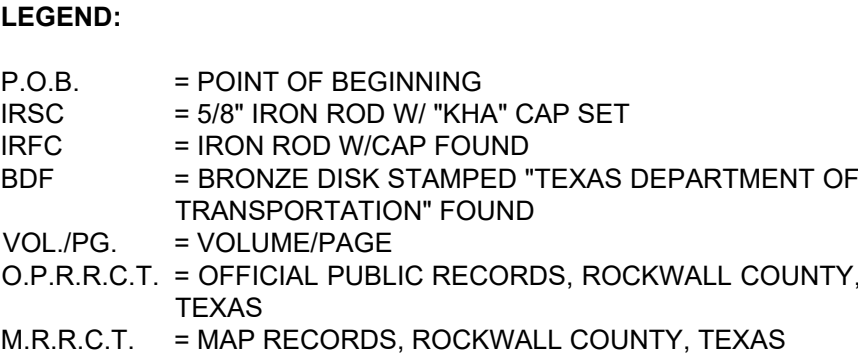
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'	L13	N08°35'28"E	100.50'
L2	S17°43'18"W	701.65'	L14	N14°18'06"E	200.00'
L3	N09°42'12"W	60.60'	L15	N20°00'44"E	100.50'
L4	N06°34'38"W	94.51'	L16	N14°18'06"E	100.00'
L5	N00°38'06"E	94.67'	L17	N10°17'51"E	100.24'
L6	N07°14'21"E	94.72'	L18	N12°34'47"E	100.14'
L7	N13°14'21"E	94.72'	L19	N13°26'55"E	151.36'
L8	N19°07'43"E	91.23'	L20	N11°14'22"E	138.13'
L9	N23°07'22"E	103.71'	L21	N36°34'45"W	54.87'
L10	N27°43'42"E	100.50'	L22	N03°03'07"E	62.66'
L11	N20°05'18"E	105.14'	L23	S58°57'41"W	46.65'
L12	N15°02'32"E	103.16'	L24	S87°52'28"W	29.73'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

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

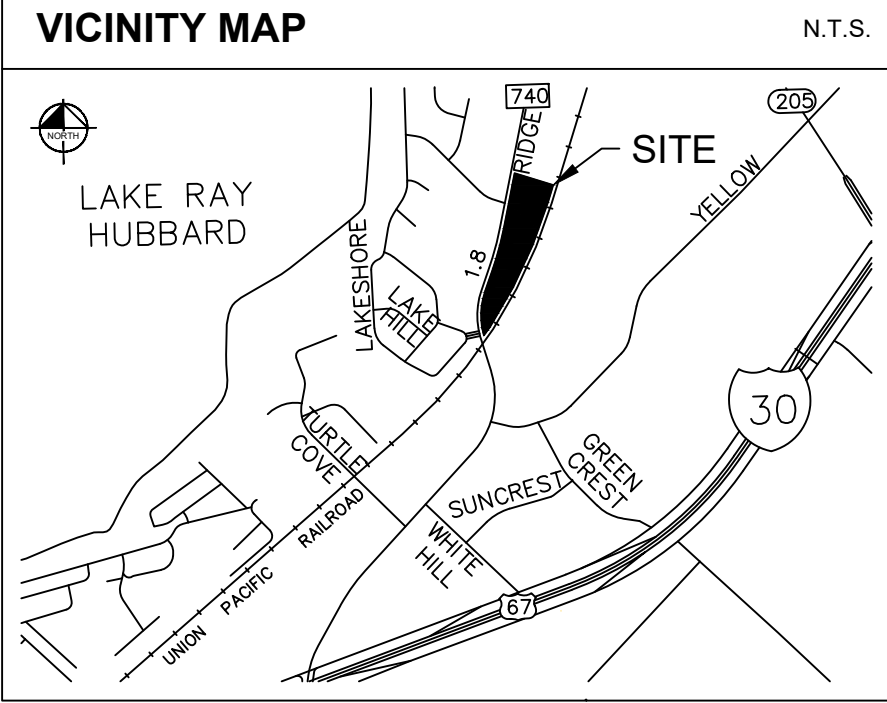
SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVE., SUITE 1100,
 DALLAS, TEXAS 75226
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 PHONE: 469-718-8849
 EMAIL: andy.dobbs@kimley-horn.com



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	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
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	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCH-MARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
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	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
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	TELEPHONE BOX		REEF
	TELEPHONE HANDHOLE		WATER BOX
	TELEPHONE MANHOLE		FIRE DEPT. CONNECTION
	TELEPHONE MARKER FLAG		WATER HAND HOLE
	TELEPHONE MARKER SIGN		FIRE HYDRANT
	TELEPHONE VAULT		WATER METER
	PIPELINE MARKER SIGN		WATER MANHOLE
	ELECTRIC BOX		WATER MARKER FLAG
	FLOOD LIGHT		WATER MARKER SIGN
	GUY ANCHOR		WATER VAULT
	GUY ANCHOR POLE		WATER VALVE
	ELECTRIC HANDHOLE		AIR RELEASE VALVE
	LIGHT STANDARD		WATER WELL
	ELECTRIC METER		
	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	IRPC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	0" SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
	BORE LOCATION	P.O.B	POINT OF BEGINNING
	FLAG POLE	P.O.C	POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
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PRELIMINARY PLAT
LOT 1, BLOCK A
RIDGE ROAD ADDITION
BEING 12.1462 ACRES SITUATED IN THE
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2500 Pacific Avenue, Suite 1100
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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>
1" = 100'	LDV	JAD	Mar. 2025	064584403	2 OF 4

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. 20100000443217, 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
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SURVEYOR:
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CONTACT: J. ANDY DOBBS, R.P.L.S.
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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.
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\DWG\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
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.
N/A	LDV	JAD	Mar. 2025	064584403	4 OF 4

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: March 25, 2025

APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*

CASE NUMBER: P2025-008; *Preliminary Plat for Lot 1, Block A, Ridge Road Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [*Ordinance No. 24-02*] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 12.1462-acre tract of land (*i.e. Lot 1, Block A, Ridge Road Addition*) in order to lay out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- ☑ Background. The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. On January 2, 2024, the City Council approved a zoning change to amend Planned Development District 4 (PD-4) [*Case No. Z2023-053*] to facilitate the development of multi-story *Office Buildings* on the subject property. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for the Ridge Road Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/20/2025

PROJECT NUMBER: P2025-008
PROJECT NAME: Preliminary Plat for 1661 Ridge Road
SITE ADDRESS/LOCATIONS: 1661 RIDGE RD

CASE CAPTION: Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [Ordinance No. 24-02] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/19/2025	Approved w/ Comments

03/19/2025: P2025-008: Preliminary Plat for Lot 1, Block A, Ridge Road Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [Ordinance No. 24-02] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located east of the intersection of Ridge Road [FM-740] and Becky Lane.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2025-008) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lot 1, Block A,
Ridge Road Addition
Being
12.14620-Acres or 529,088.472 SF
Situated in the
David Atkins Survey, Abstract No. 1
City of Rockwall, Rockwall County, Texas

M.5 Provide the following plans: Preliminary Drainage Plan, and Preliminary Utility Plan. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please tie two (2) corners to state plane coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Indicate all existing and proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Indicate the boundaries of all Wooded Areas or dense tree clusters. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please include the zoning information. In this case, the zoning will be Planned Development District 4 (PD-4). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide all the General Notes listed as required in Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances.

M.12 Please indicate the water source and sewage disposal method. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Please update the City Signature Block to match the Preliminary Plat Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.14 The projected meeting dates for this case are as follows:

Planning and Zoning Public Hearing: March 25, 2025
City Council: April 7, 2025

I.15 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments

03/20/2025: 1. Two coordinate points required
2. 10' utility easement included along all street frontages.
3. Include the applicable general notes on the plat.
4. Remove contours and all other site features from the plat. Only show property lines and easements.
5. 10' utility easement included along all street frontages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved w/ Comments

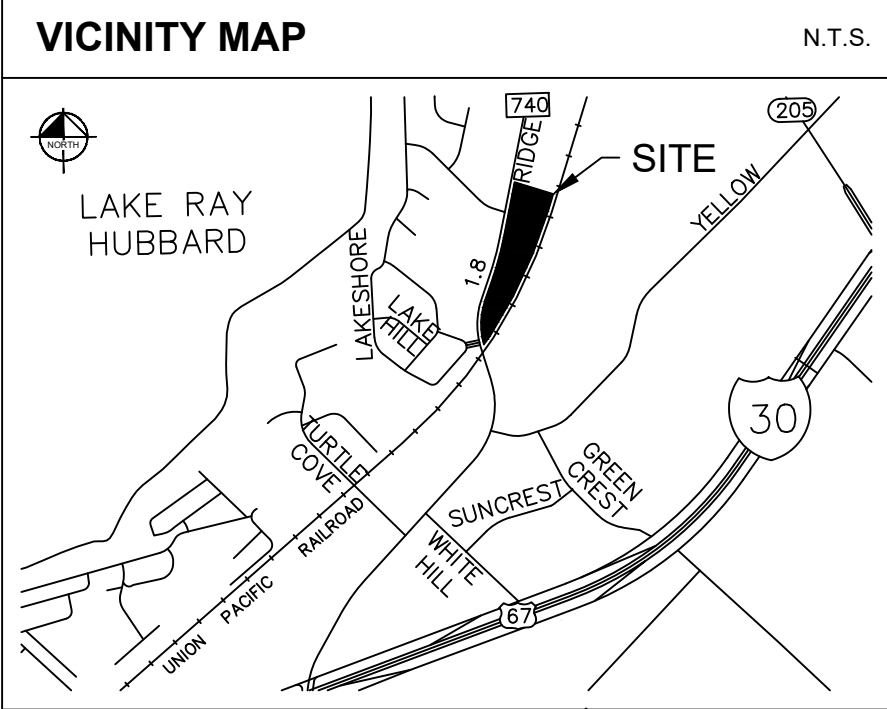
03/17/2025: Add coordinates to two corners. Nad-83 TX State Plane North Central (4202) Grid

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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No Comments



LEGEND			
	ROOF DRAIN		MAIL BOX
	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
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		IRSC 5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRFC IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN		PKS PK NAIL SET
	UTILITY POLE		PKF PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRF IRON ROD FOUND
	ELECTRIC VAULT		IPF IRON PIPE FOUND
	HANDICAPPED PARKING SIGN		ADF ALUMINUM DISK FOUND
	SIGN		"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD		"X" CUT IN CONCRETE FOUND
	BORE LOCATION		P.O.B. POINT OF BEGINNING

NOTES:

1. 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.
2. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated therein, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

Include the applicable general notes on the plat.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'
L2	S17°43'18"W	701.65'
L3	N09°42'12"W	60.60'
L4	N06°34'38"W	94.51'
L5	N00°38'06"E	94.67'
L6	N07°14'21"E	94.72'
L7	N13°14'21"E	94.72'
L8	N19°07'43"E	91.23'
L9	N23°07'22"E	103.71'
L10	N27°43'42"E	100.50'
L11	N20°05'18"E	105.14'
L12	N15°02'32"E	103.16'

LINE TABLE		
NO.	BEARING	LENGTH
L13	N08°35'28"E	100.50'
L14	N1	<div>GENERAL NOTES</div> <div>(1) <u>Subdivi</u> City of and sha</div> <div>(2) <u>Public l</u> and sto any rep shall su and sar of Rock</div> <div>(3) <u>Drainag</u></div>
L15	N2	
L16	N1	
L17	N1	
L18	N1	
L19	N1	
L20	N1	
L21	N3	
L22	N0	
L23	S5	
L24	S8	

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°0'
C2	5°39'00"	2716.45'	267.88'	S26°3'
C3	6°43'18"	4855.10'	569.58'	S33°3'

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) **Subdivider's Statement.** 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.
- (2) **Public Improvement Statement.** It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.
- (3) **Drainage and Detention Easements.** 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.
- (4) **Fire Lanes.** 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.
- (5) **Street Appurtenances.** 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).

Two coordinate points required

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

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

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

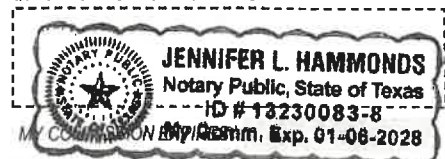
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 382.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025. BY SIGNING THIS APPLICATION,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

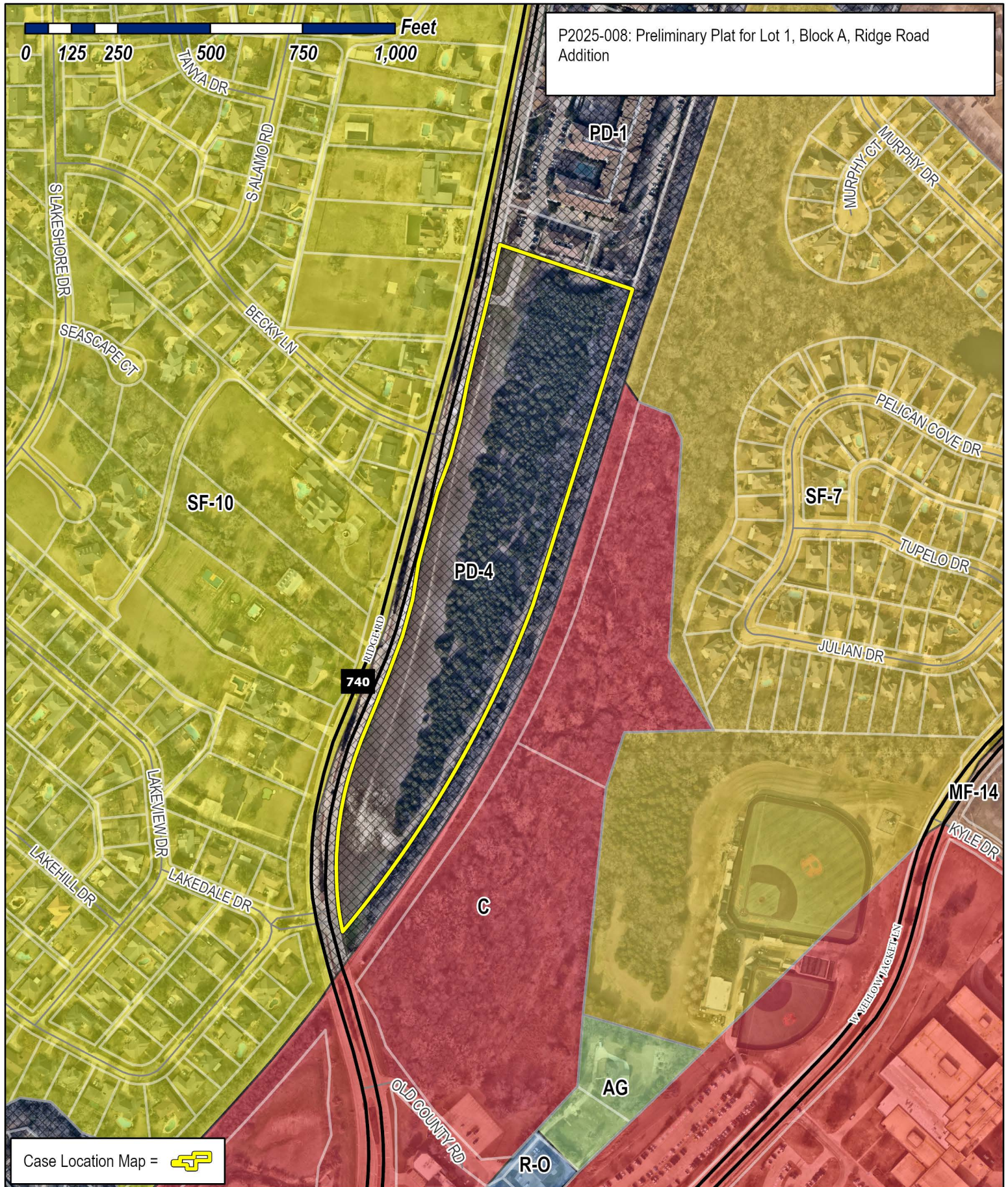
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2025-008: Preliminary Plat for Lot 1, Block A, Ridge Road Addition

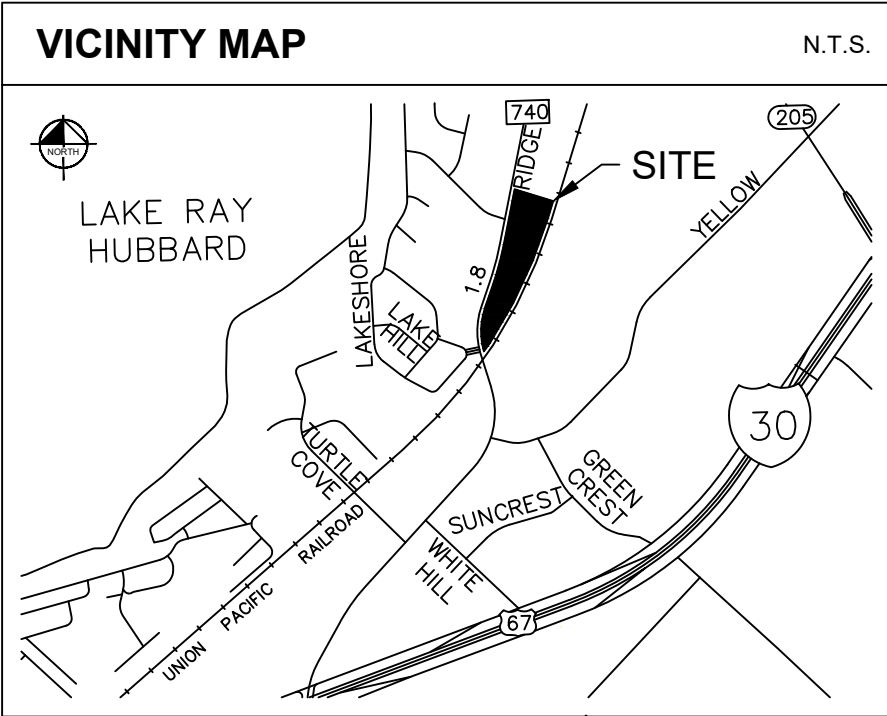


City of Rockwall

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

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





LEGEND			
	ROOF DRAIN		MAIL BOX
	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
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC COLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VAULT
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD W/ CAP FOUND
	ELECTRIC MARKER SIGN		PK NAIL SET
	UTILITY POLE		PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRON ROD FOUND
	ELECTRIC VAULT		IRON PIPE FOUND
	HANDICAPPED PARKING		ALUMINUM DISK FOUND
	SIGN		"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD		"X" CUT IN CONCRETE FOUND
	BORE LOCATION		POINT OF BEGINNING
	FLAG POLE		POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT

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

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

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

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'	L13	N08°35'28"E	100.50'
L2	S17°43'18"W	701.65'	L14	N14°18'06"E	200.00'
L3	N09°42'12"W	60.60'	L15	N20°00'44"E	100.50'
L4	N06°34'38"W	94.51'	L16	N14°18'06"E	100.00'
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'
L8	N19°07'43"E	91.23'	L20	N11°14'22"E	138.13'
L9	N23°07'22"E	103.71'	L21	N36°34'45"W	54.87'
L10	N27°43'42"E	100.50'	L22	N03°03'07"E	62.66'
L11	N20°05'18"E	105.14'	L23	S58°57'41"W	46.65'
L12	N15°02'32"E	103.16'	L24	S87°52'28"W	29.73'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

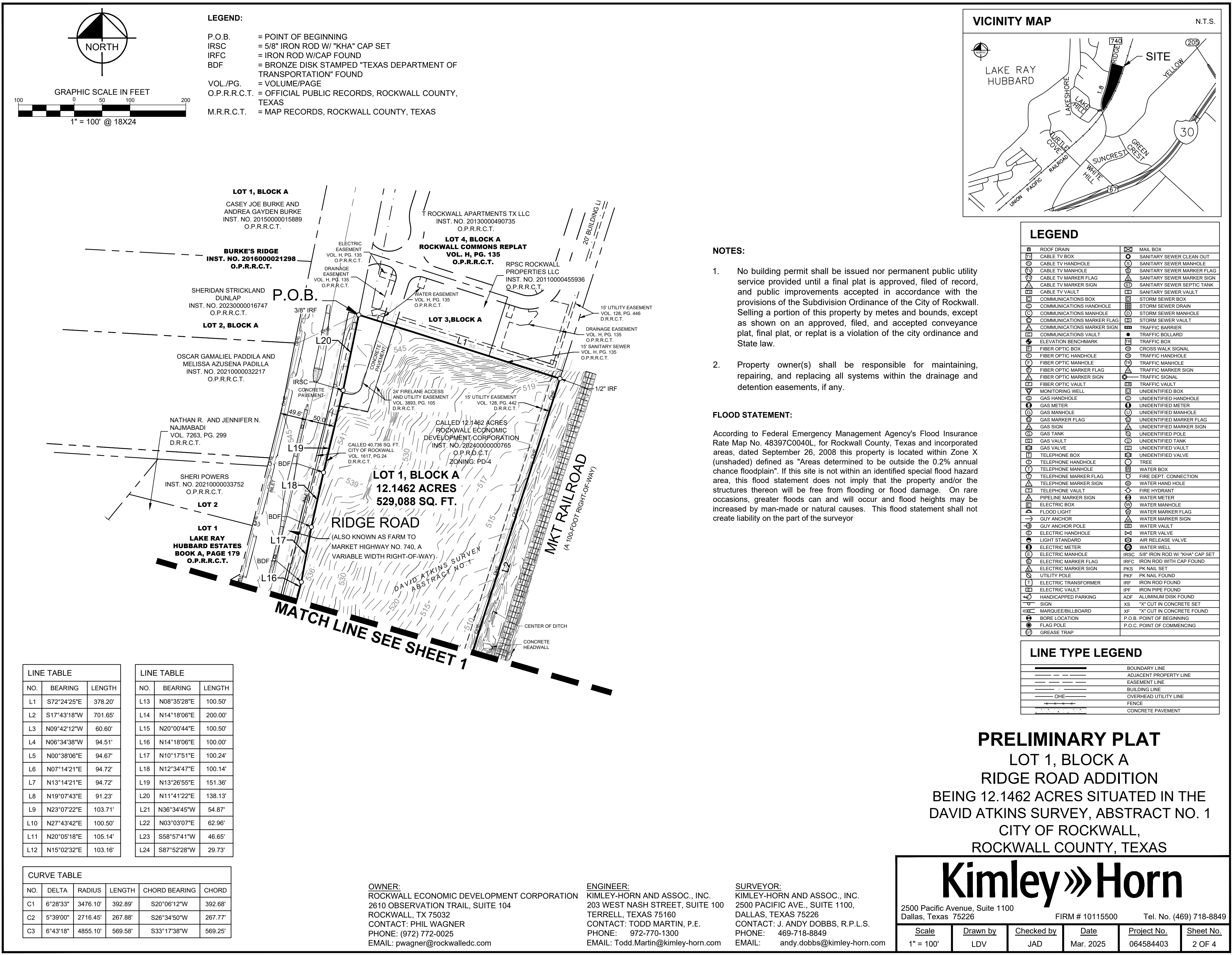
NOTES:

1. 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.
2. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

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



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. 20100000443217, 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\DWG\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
DAVID ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Mar. 2025	064584403	4 OF 4

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
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DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: March 25, 2025
APPLICANT: Phil Wagner; *Rockwall Economic Development Corporation (REDC)*
CASE NUMBER: P2025-008; *Preliminary Plat for Lot 1, Block A, Ridge Road Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Preliminary Plat for Lot 1, Block A, Ridge Road Addition being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) [*Ordinance No. 24-02*] for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 12.1462-acre tract of land (*i.e. Lot 1, Block A, Ridge Road Addition*) in order to lay out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- ☑ Background. The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. On January 2, 2024, the City Council approved a zoning change to amend Planned Development District 4 (PD-4) [*Case No. Z2023-053*] to facilitate the development of multi-story *Office Buildings* on the subject property. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the Ridge Road Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.



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:

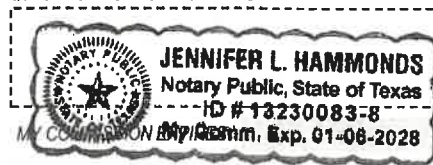
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 382.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 20 25 BY SIGNING THIS APPLICATION, 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.

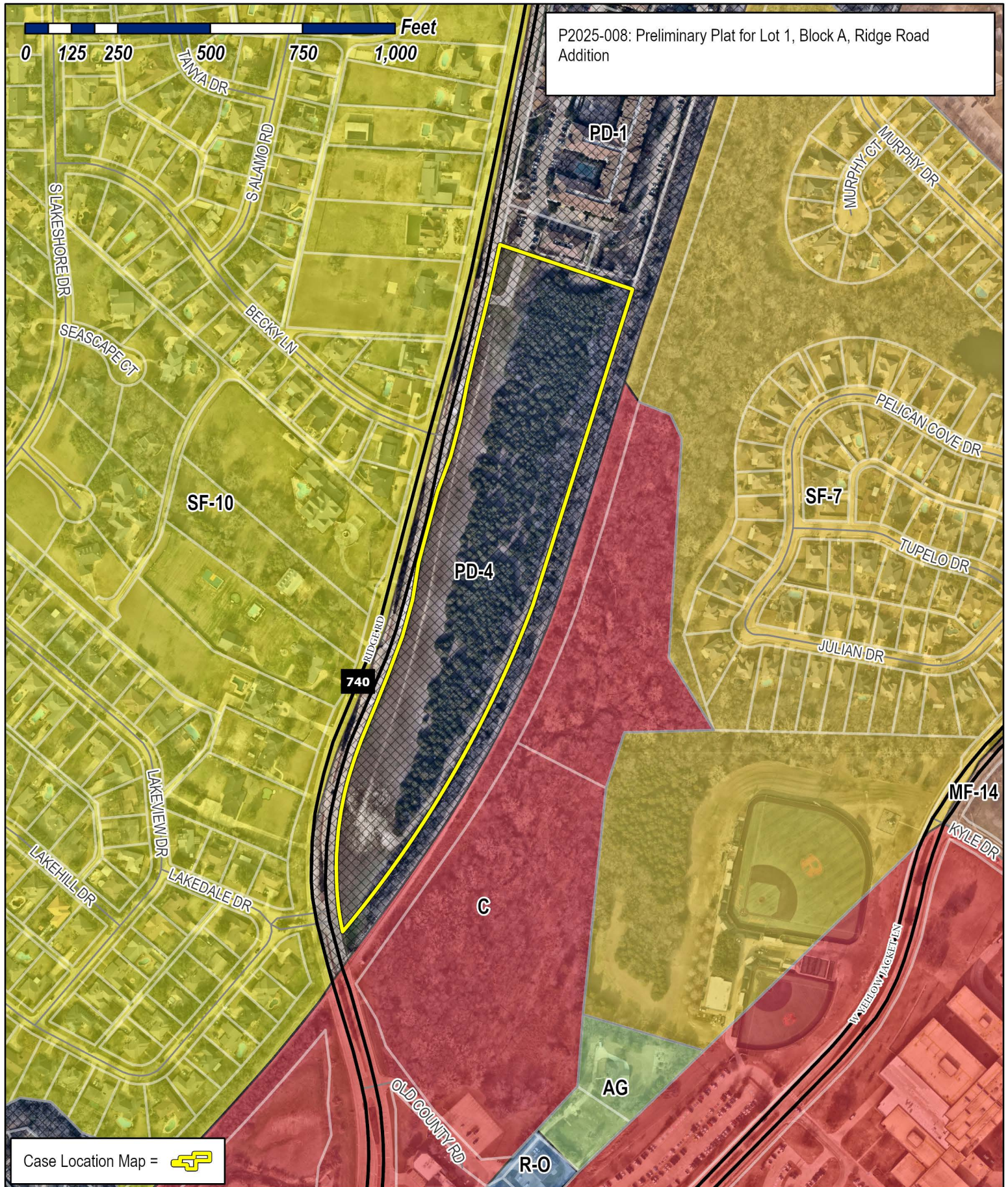
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Case Location Map = 

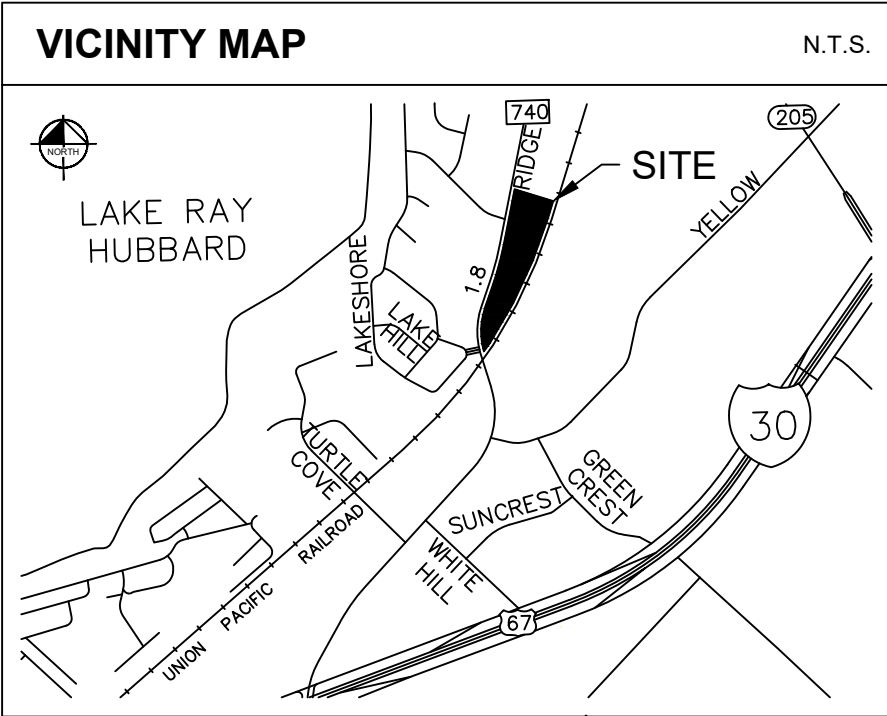


City of Rockwall

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.





LEGEND			
	ROOF DRAIN		MAIL BOX
	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
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD W/ CAP FOUND
	ELECTRIC MARKER SIGN		PK NAIL SET
	UTILITY POLE		PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRON ROD FOUND
	ELECTRIC VAULT		IRON PIPE FOUND
	HANDICAPPED PARKING		ALUMINUM DISK FOUND
	SIGN		"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD		"X" CUT IN CONCRETE FOUND
	BORE LOCATION		POINT OF BEGINNING
	FLAG POLE		POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	OVERHEAD UTILITY LINE
	FENCE
	CONCRETE PAVEMENT

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

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>
1" = 100'	LDV	JAD	Mar. 2025	064584403	1 OF 4

LOT 1, BLOCK A
12.1462 ACRES
529,088 SQ. FT.

CALLLED 12.1462 ACRES
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 2024000000765
O.P.R.D.C.T.
ZONING: FD-4

RIDGE ROAD
(ALSO KNOWN AS FARM TO MARKET
HIGHWAY NO. 740, A VARIABLE
WIDTH RIGHT-OF-WAY)

BECKY LANE

MATCH LINE SEE SHEET 2

MKT RAILROAD
(A 100-FOOT RIGHT-OF-WAY)

THE ESTATES OF COAST ROYALE #1
CABINET F, PG. 277
P.R.C.C.T.

**ENRIQUE BARRON JR
AND ELIZABETH BARRON**
VOL. 2512, PG. 243
D.R.R.C.T.

**JOHN L. MCANALLY AND
CINDY O. MCANALLY**
BOOK, 3664, PG. 166
P.R.C.C.T.

HENDRICKS-JAMES
VOL. 360, PG. 223
O.P.R.C.C.T.

HARRIS FAMILY LAKE HOUSE, LLC
INST. NO. 20230000000312
O.P.R.C.C.T.

STEVEN GREEN
INST. NO. 20200000021181
O.P.R.C.C.T.

CALLLED 0.821 ACRES
SOLENA GROUP, LLC
INST. NO. 20230000005082
O.P.R.C.C.T.

**JASON HATCHER
AND NATASHA HATCHER**
INST. NO. 20230000013616
O.P.R.C.C.T.

LAKE RIDGE PARK
VOL. A, PG. 153
M.R.R.C.T.

LOT 10

LOT 11

LOT 12

LOT 13

LOT 31

LOT 31

LOT 3

LOT 4

LOT 5

LOT 6

LOT 2

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LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 25

LOT 24

NOTES:

1. 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.
2. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

LINE TABLE		
NO.	BEARING	LENGTH
L1	S72°24'25"E	378.20'
L2	S17°43'18"W	701.65'
L3	N09°42'12"W	60.60'
L4	N06°34'38"W	94.51'
L5	N00°38'06"E	94.67'
L6	N07°14'21"E	94.72'
L7	N13°14'21"E	94.72'
L8	N19°07'43"E	91.23'
L9	N23°07'22"E	103.71'
L10	N27°43'42"E	100.50'
L11	N20°05'18"E	105.14'
L12	N15°02'32"E	103.16'

LINE TABLE		
NO.	BEARING	LENGTH
L13	N08°35'28"E	100.50'
L14	N14°18'06"E	200.00'
L15	N20°00'44"E	100.50'
L16	N14°18'06"E	100.00'
L17	N10°17'51"E	100.24'
L18	N12°34'47"E	100.14'
L19	N13°26'55"E	151.36'
L20	N11°41'22"E	138.13'
L21	N36°34'45"W	54.87'
L22	N03°03'07"E	62.96'
L23	S58°57'41"W	46.65'
L24	S87°52'28"W	29.73'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°28'33"	3476.10'	392.89'	S20°06'12"W	392.68'
C2	5°39'00"	2716.45'	267.88'	S26°34'50"W	267.77'
C3	6°43'18"	4855.10'	569.58'	S33°17'38"W	569.25'

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

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. 20100000443217, 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Mar. 2025	064584403	3 OF 4

DWG NAME: K:\DAL_SURVEY\064584403-1661 RIDGE ROAD - ROCKWALL\DWG\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
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.
N/A	LDV	JAD	Mar. 2025	064584403	4 OF 4

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



DATE: April 14, 2025

TO: Phil Wagner
2610 Observation Trail
Suite 104
Rockwall, Texas 75032

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-008; *Preliminary Plat for Lot 1, Block A, Ridge Road Addition*

Phil,

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

City Council

On April 7, 2025, the City Council approved a motion to approve the Preliminary Plat by a vote of 6-0, with Mayor Johannesen absent.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 772-6434.

Sincerely,


Bethany Ross, Planner
City of Rockwall Planning and Zoning Department

Project Comments: P2025-008

From Ross, Bethany <bross@rockwall.com>

Date Fri 3/21/2025 4:04 PM

To pwagner@rockwalledc.com <pwagner@rockwalledc.com>

 2 attachments (2 MB)

Project Comments (03.20.2024).pdf; Engineering Markups (03.20.2024).pdf;

Phil...

Attached are the project comments and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission: March 25, 2025

City Council: April 7, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)