



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
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4156 North Goliad St, Rockwall, Texas 75087

SUBDIVISION Goliad Street Addition

LOT 1 BLOCK 1

GENERAL LOCATION East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING ETJ

CURRENT USE Vacant Land

PROPOSED ZONING N/A - to remain in ETJ

PROPOSED USE Flex Business Park / Office / Warehouse

ACREAGE 4.998

LOTS [CURRENT] 2

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 Tachtical Investment Group LLC

☒ APPLICANT Gardner Construction

CONTACT PERSON Khalid Motorwala

CONTACT PERSON James Martin

ADDRESS 2224 Courtland Dr

ADDRESS 15950 State Hwy 205

CITY, STATE & ZIP Frisco, Texas 75034

CITY, STATE & ZIP Terrell, Texas 75160

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

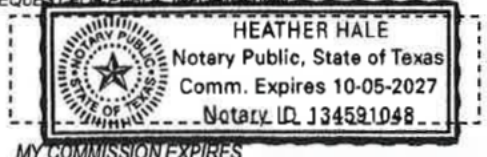
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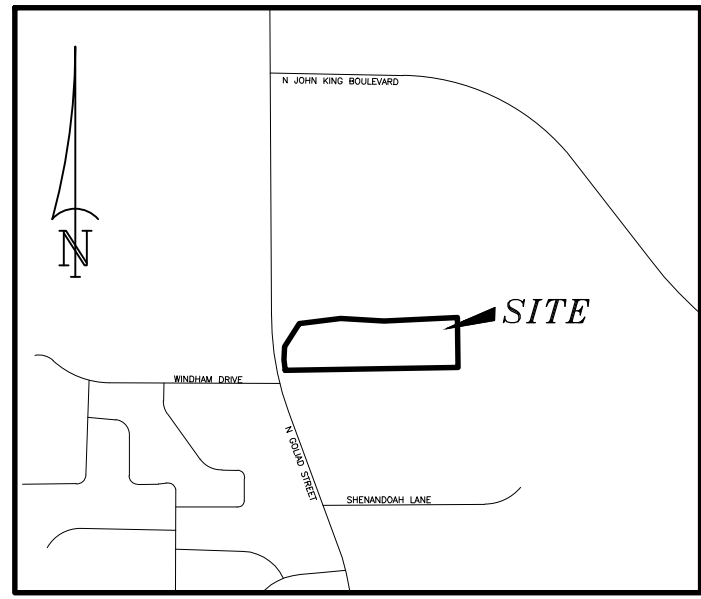
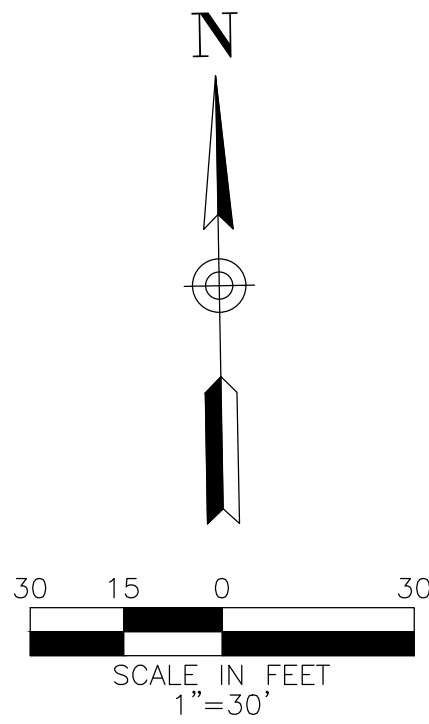
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



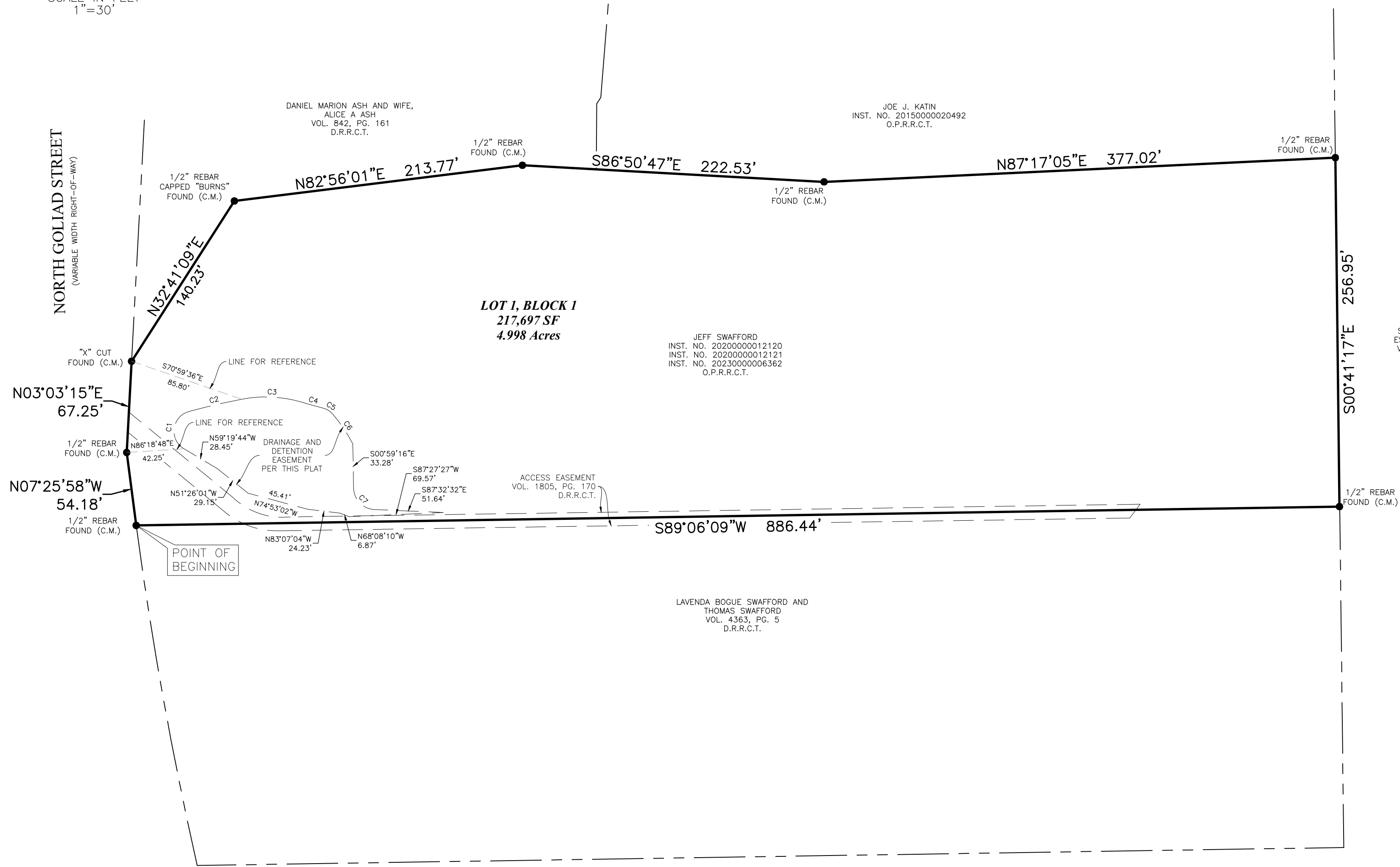
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



SHENNENDOAH REAL ESTATE PARTNERS, LP
VOL. 3351, PG. 114
D.R.R.C.T.

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C3	44.59'	93.53'	027°19'01"	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit or other structure shall be constructed on any lot in the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:
Approved:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20____.
_____ Mayor, City of Rockwall
_____ Director of Planning and Zoning
_____ Planning and Zoning Commission Charirman
_____ City Engineer
_____ City Secretary

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
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Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

2 of 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
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CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
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☒ APPLICANT Gardner Construction

CONTACT PERSON Khalid Motorwala

CONTACT PERSON James Martin

ADDRESS 2224 Courtland Dr

ADDRESS 15950 State Hwy 205

CITY, STATE & ZIP Frisco, Texas 75034

CITY, STATE & ZIP Terrell, Texas 75160

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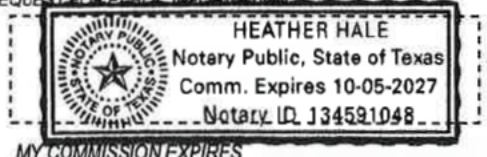
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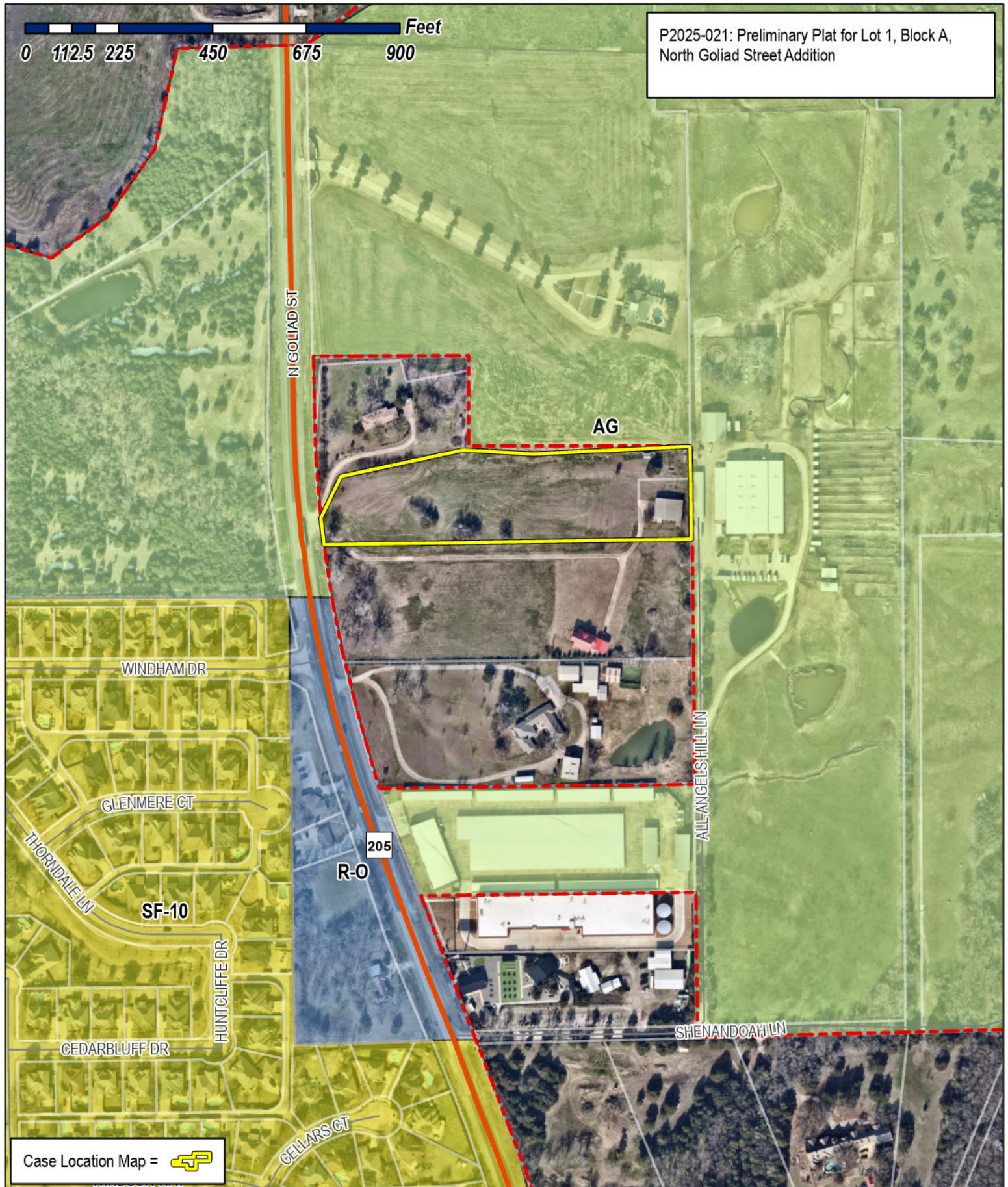
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Case Location Map = 

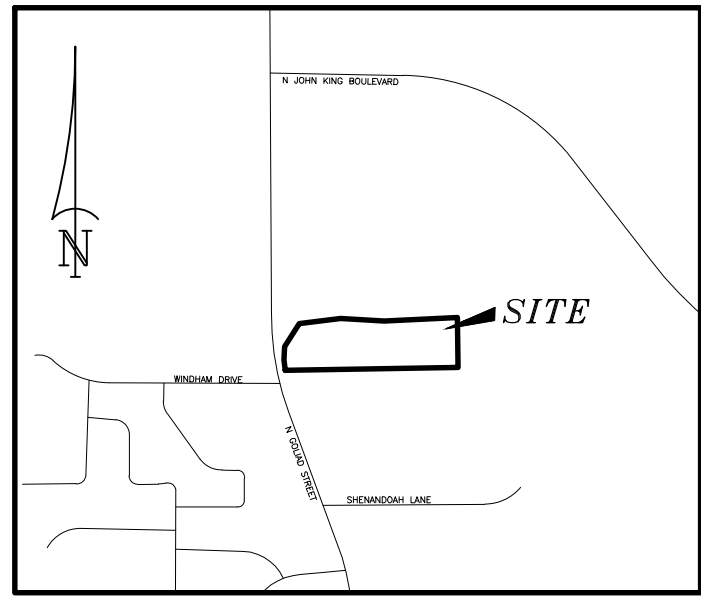
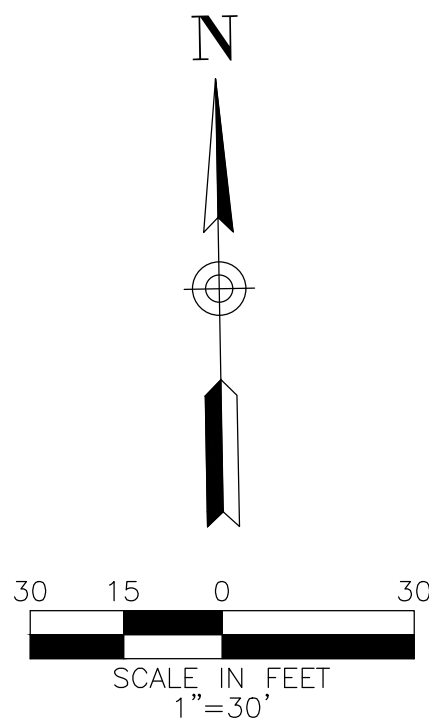


City of Rockwall

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.



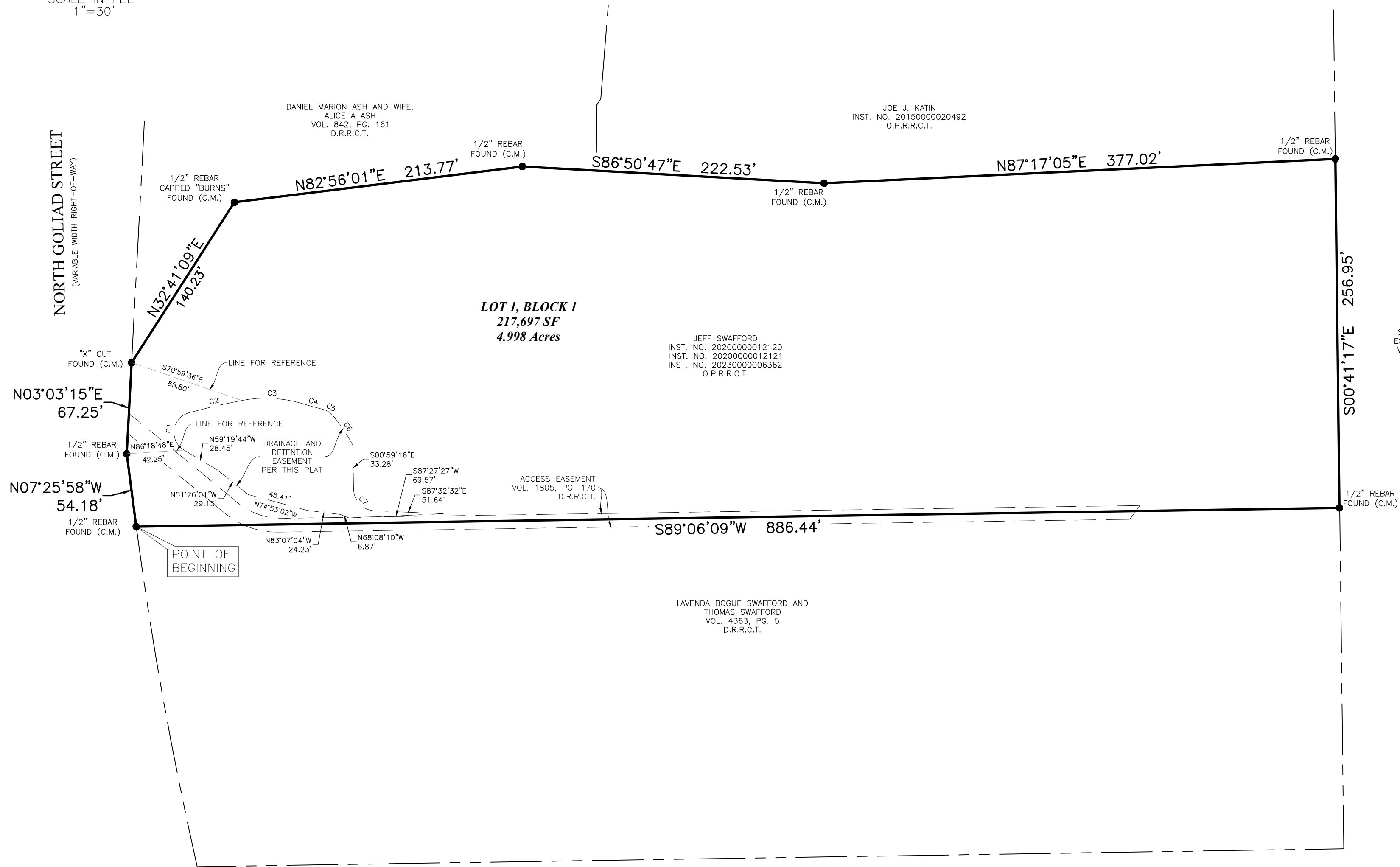


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THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit or other structure shall be constructed on any lot in the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20_____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:
Approved:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20_____.
_____ Mayor, City of Rockwall
_____ Director of Planning and Zoning
_____ Planning and Zoning Commission Charirman
_____ City Engineer
_____ City Secretary

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

2 of 2

PROJECT COMMENTS



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

DATE: 6/20/2025

PROJECT NUMBER: P2025-021
PROJECT NAME: Preliminary Plat for Goliad Street Addition
SITE ADDRESS/LOCATIONS: 4156 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a Preliminary Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/20/2025	Needs Review

06/20/2025: 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, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2025-021) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a will serve letter for the water supply. This must be provided before the City Council approves the plat. (Chapter 38 of the Municipal Code of Ordinances)

M.5 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,
Goliad Street Addition
Being
1 Lot
4.998-Acres or 217,712.88 SF
Situated in the
J. Strickland Survey, Abstract No. 187
City of Rockwall, Rockwall County, Texas

M.6 Please correct the lot and block callout to match the Title Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 Lots between 3.00 - 5.00-Acres are required 200-feet of frontage onto a public road. In this case, the subject property does not meet this requirement; however, it is

considered a lot of record. (Rockwall Interlocal Agreement)

M.8 Please indicate the City Limit line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please ghost in the original lot line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please delineate the right-of-way and centerline for N. Goliad Street [SH-205]. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please include the topographic contours and all existing/proposed drainage areas. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Please use the signature blocks and Owner's Dedication from the Rockwall Interlocal Agreement. (Rockwall Interlocal Agreement)

M.13 Please include the General Notes listed in Section 38-7(1)(A)(1)(b) of the City of Rockwall Subdivision Ordinance. (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 Work Session: June 24, 2025

Planning and Zoning Public Hearing: July 15, 2025

City Council: July 21, 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	06/17/2025	Approved w/ Comments

06/17/2025: 1. 10' utility easement require along frontage.

2. Call out 100yr WSEL of pond.

3. list width of all easements.

4. Need northing and easting for at least 2 points on plat.

5. Please add all applicable general notes and ensure you are using the latest plat language.

General Comments:

General Items:

- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CCN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

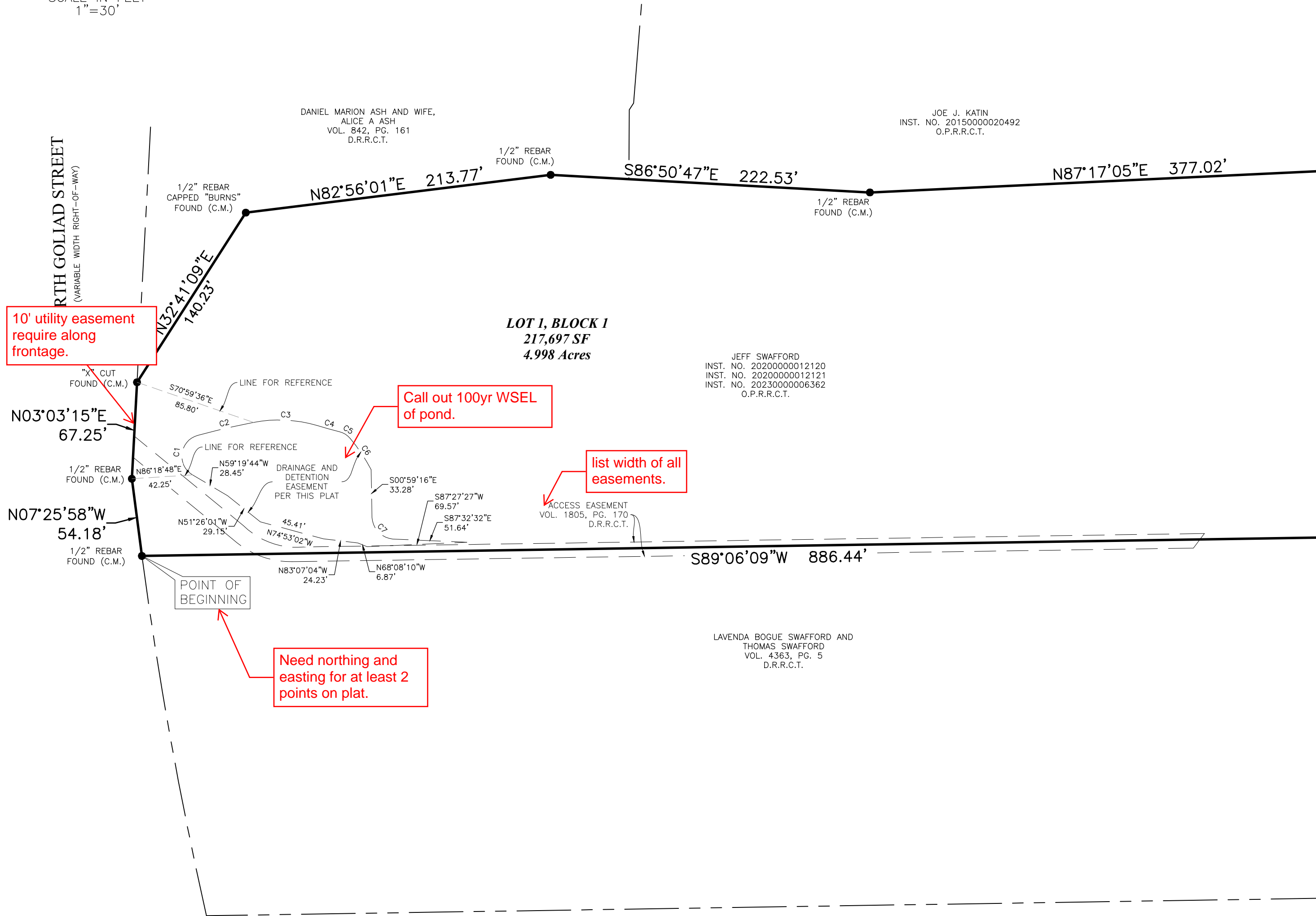
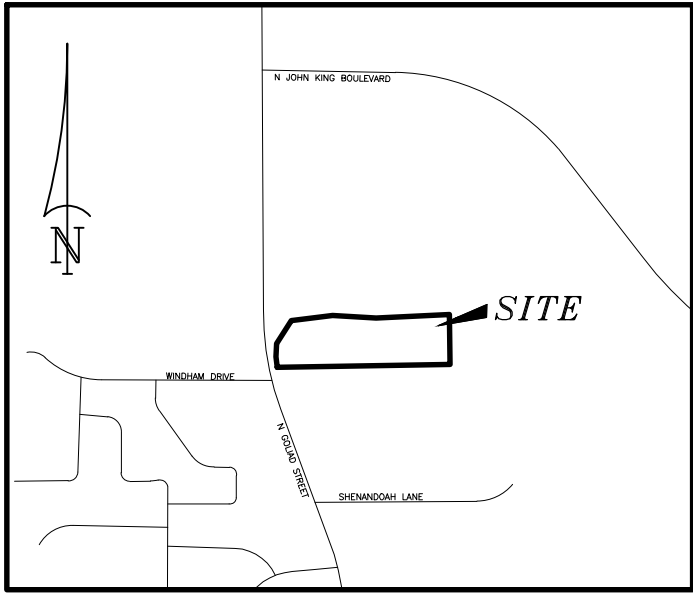
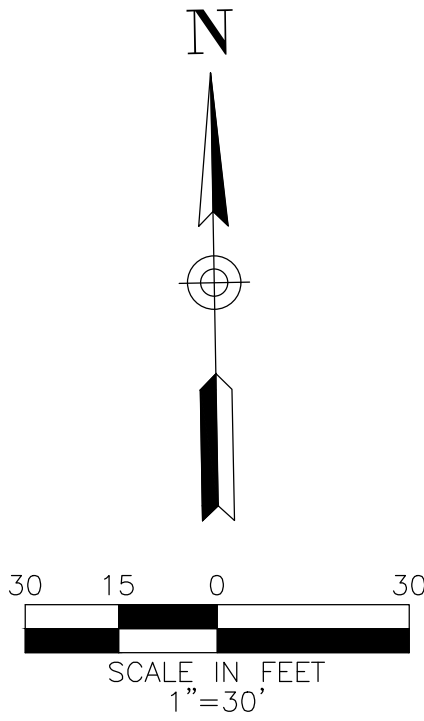
Roadway Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (If needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved w/ Comments
06/16/2025: Add State Plane Coordinates to two corners. (NAD83 TX State Plane North Central 4204 - Grid)			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved
No Comments			



- General Items:**
- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
 - Must meet City's 2023 Standards of Design and Construction Manual
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
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 - Additional comments may be provided at time of Site Plan and Engineering.
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 - Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
 - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
 - Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
 - Detention pond is required to have an emergency spillway.
 - Detention ponds must be irrigated.
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 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No grate inlets allowed.
 - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
 - Dumpster areas shall drain to an oil/water spectator and then into the storm system.
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 - For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CCN.
 - There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
 - A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
 - All public utilities must be centered in easement.
 - Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Roadway Paving Items:**
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
 - All driveways must meet City and TXDOT spacing requirements.
 - All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
 - No gravel or asphalt allowed in any area.
 - All Parking to be 20'x9' minimum.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be minimum 24' wide.
 - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane (if needed) to be in a platted easement.
 - Fire lane (if needed) to end in a fire department approved turn around.
 - Driveway Culverts (If needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
 - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

C3	44.59'	93.53'	027°19'01"E	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025



ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.06.11 Project No.: TR-337-25

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

- No building shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, 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 or improvements.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20_____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

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

- 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.
- 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.
- 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.
- 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.
- 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).

APPROVAL:

that the above and foregoing subdivision plat, on to the City of Rockwall, Texas, was approved by the City of Rockwall, Texas, on the _____ day _____, 20_____.

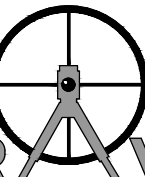
Mayor, City of Rockwall

Director of Planning and Zoning

Planning and Zoning Commission Charirman

City Engineer

City Secretary



TRAVERSE
LAND SURVEYING LLC

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION
BEING 4.998 ACRES
OUT OF THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025



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
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- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Goliad Street Addition

LOT 1 BLOCK 1

GENERAL LOCATION East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING ETJ

CURRENT USE Vacant Land

PROPOSED ZONING N/A - to remain in ETJ

PROPOSED USE Flex Business Park / Office / Warehouse

ACREAGE 4.998

LOTS [CURRENT] 2

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 Tachtical Investment Group LLC

☒ APPLICANT Gardner Construction

CONTACT PERSON Khalid Motorwala

CONTACT PERSON James Martin

ADDRESS 2224 Courtland Dr

ADDRESS 15950 State Hwy 205

CITY, STATE & ZIP Frisco, Texas 75034

CITY, STATE & ZIP Terrell, Texas 75160

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

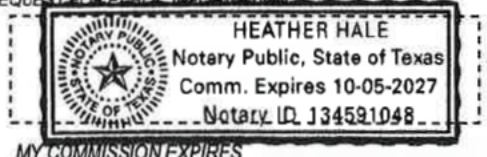
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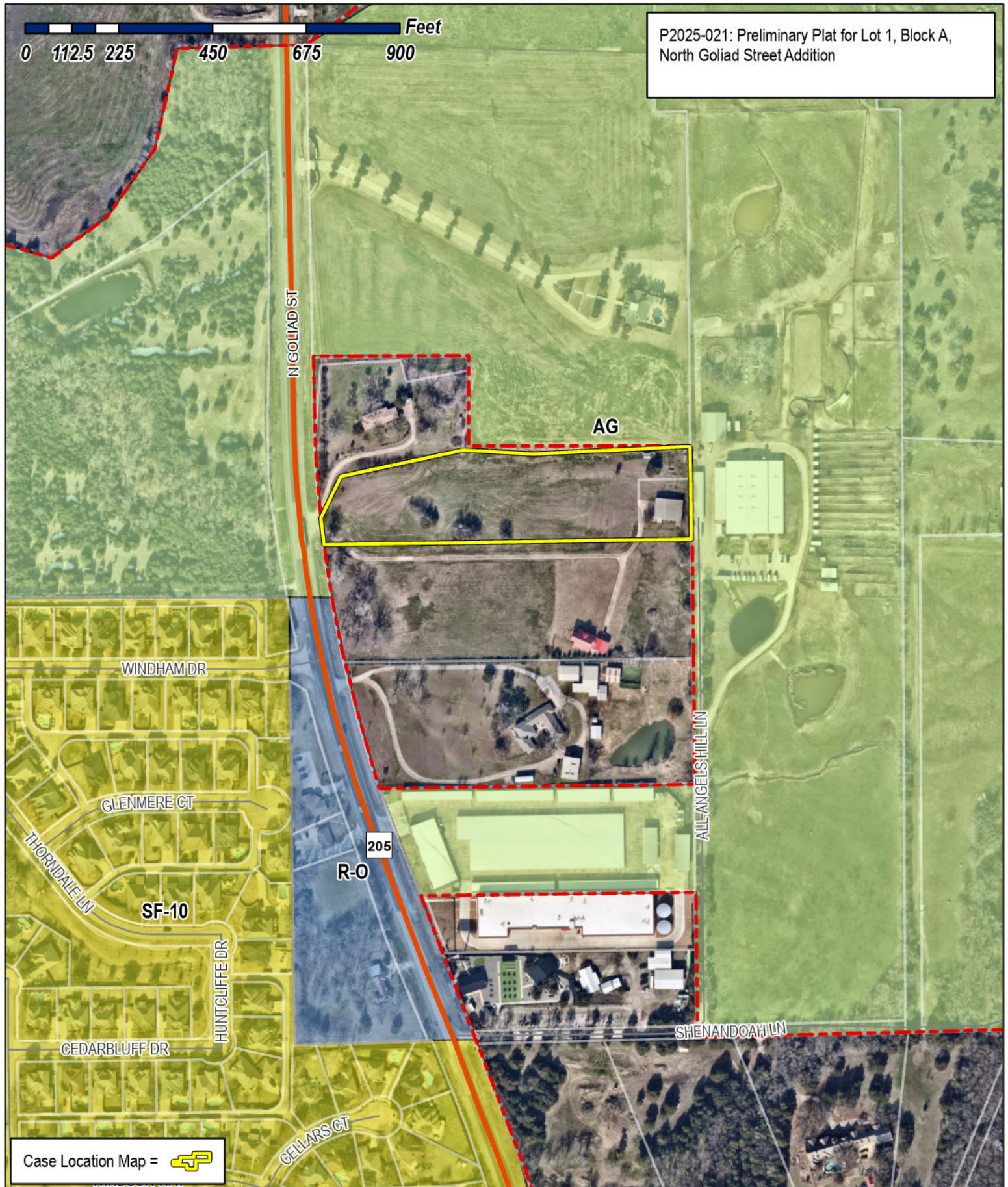
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Case Location Map = 

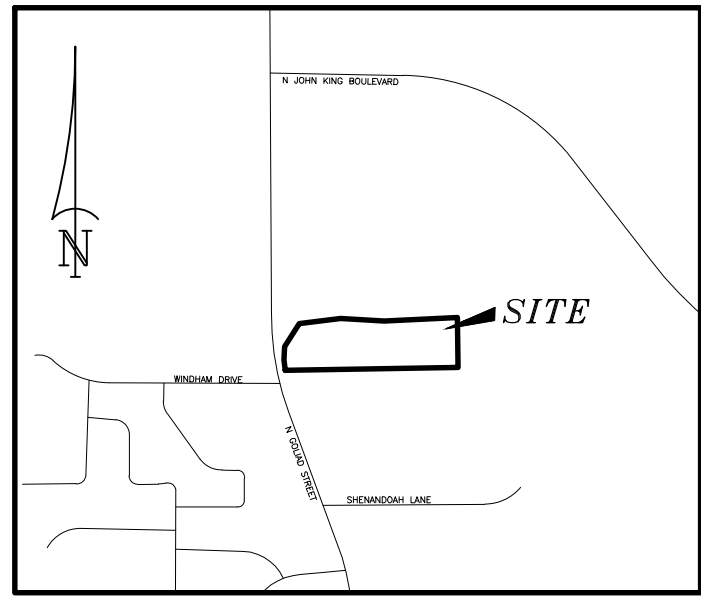
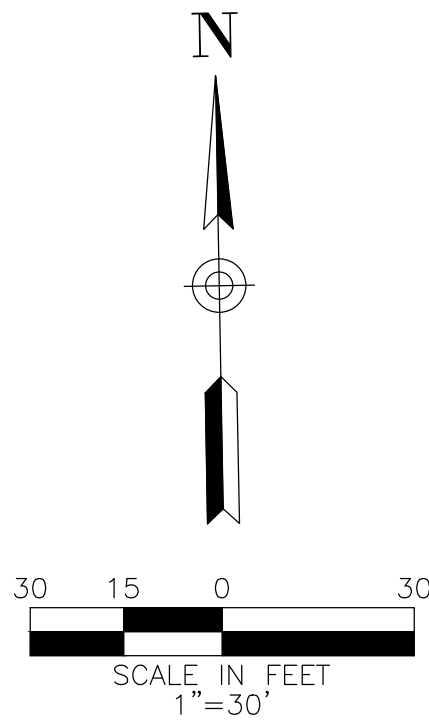


City of Rockwall

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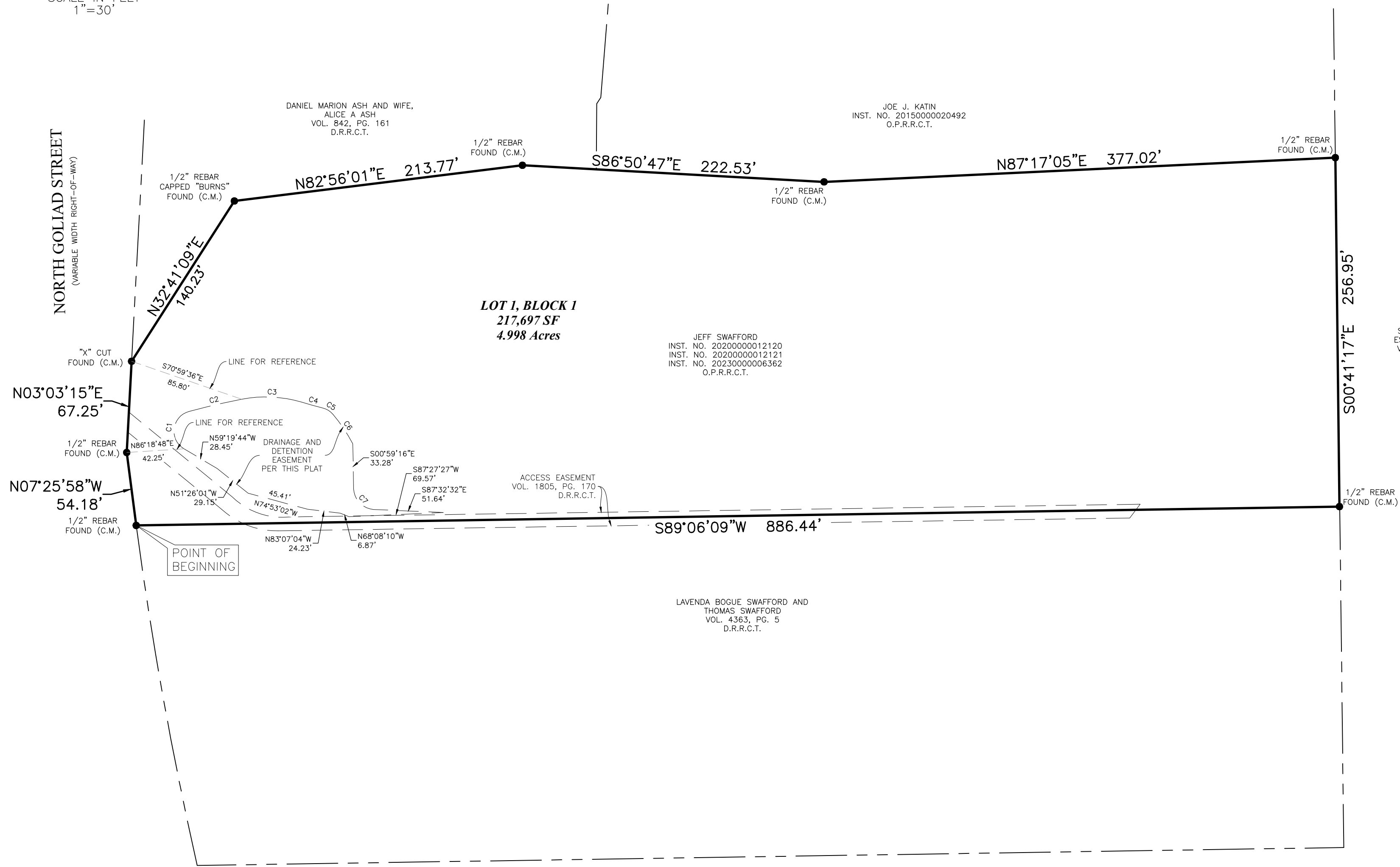


GENERAL NOTES

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2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



SHENNENDOAH REAL ESTATE PARTNERS, LP
VOL. 3351, PG. 114
D.R.R.C.T.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
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C2	39.85'	523.62'	004°21'39"	N76°56'40"E	39.84'
C3	44.59'	93.53'	027°19'01"	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

FINAL PLAT
LOT 1, BLOCK 1
GOLIAD STREET
ADDITION

BEING 4.998 ACRES
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ABSTRACT NUMBER 187
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Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
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5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit or other structure shall be constructed on any lot in the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20_____.

Mayor, City of Rockwall

Director of Planning and Zoning

Planning and Zoning Commission Charirman

City Engineer

City Secretary



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JUNE 2025



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: July 15, 2025
APPLICANT: James Martin; *Gardner Construction*
CASE NUMBER: P2025-021; *Preliminary Plat for Lot 1, Block A, Goliad Street Addition*

SUMMARY

Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a Preliminary Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 4.998-acre tract of land for the purpose of consolidating two (2) tracts of land (i.e. *Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187*) into one (1) parcel of land (i.e. *Lot 1, Block A, Goliad Street Addition*). The proposed Preliminary Plat also lays out the necessary easements (e.g. *right-of-way, utilities, and drainage*) for the future development of the subject property.
- ☑ Requirements. The proposed Preliminary Plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Rockwall County Interlocal Agreement. 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 *Exhibit 'A' of the Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.
- ☑ 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for the *Lot 1, Block A, Goliad Street 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) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

- (3) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
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CONTACT PERSON Khalid Motorwala

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ADDRESS 15950 State Hwy 205

CITY, STATE & ZIP Frisco, Texas 75034

CITY, STATE & ZIP Terrell, Texas 75160

PHONE

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E-MAIL

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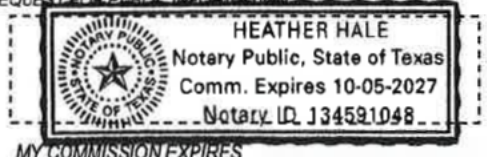
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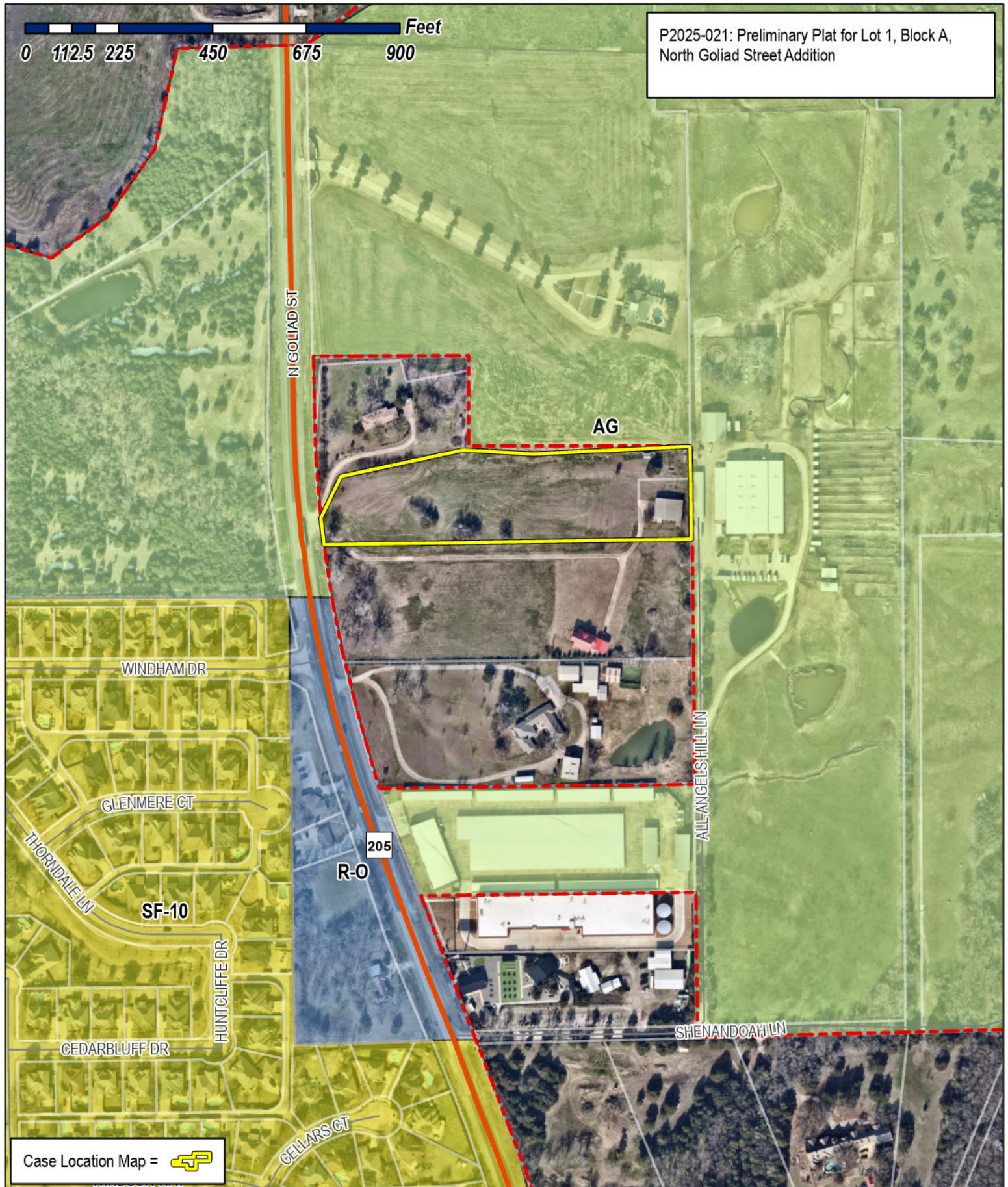
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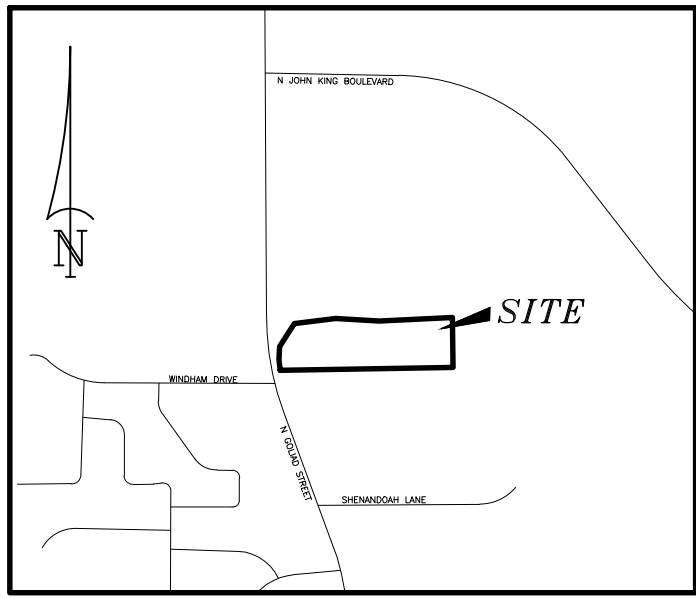
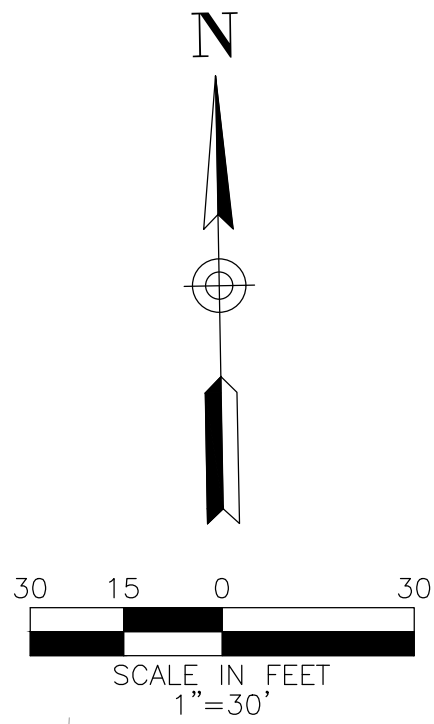


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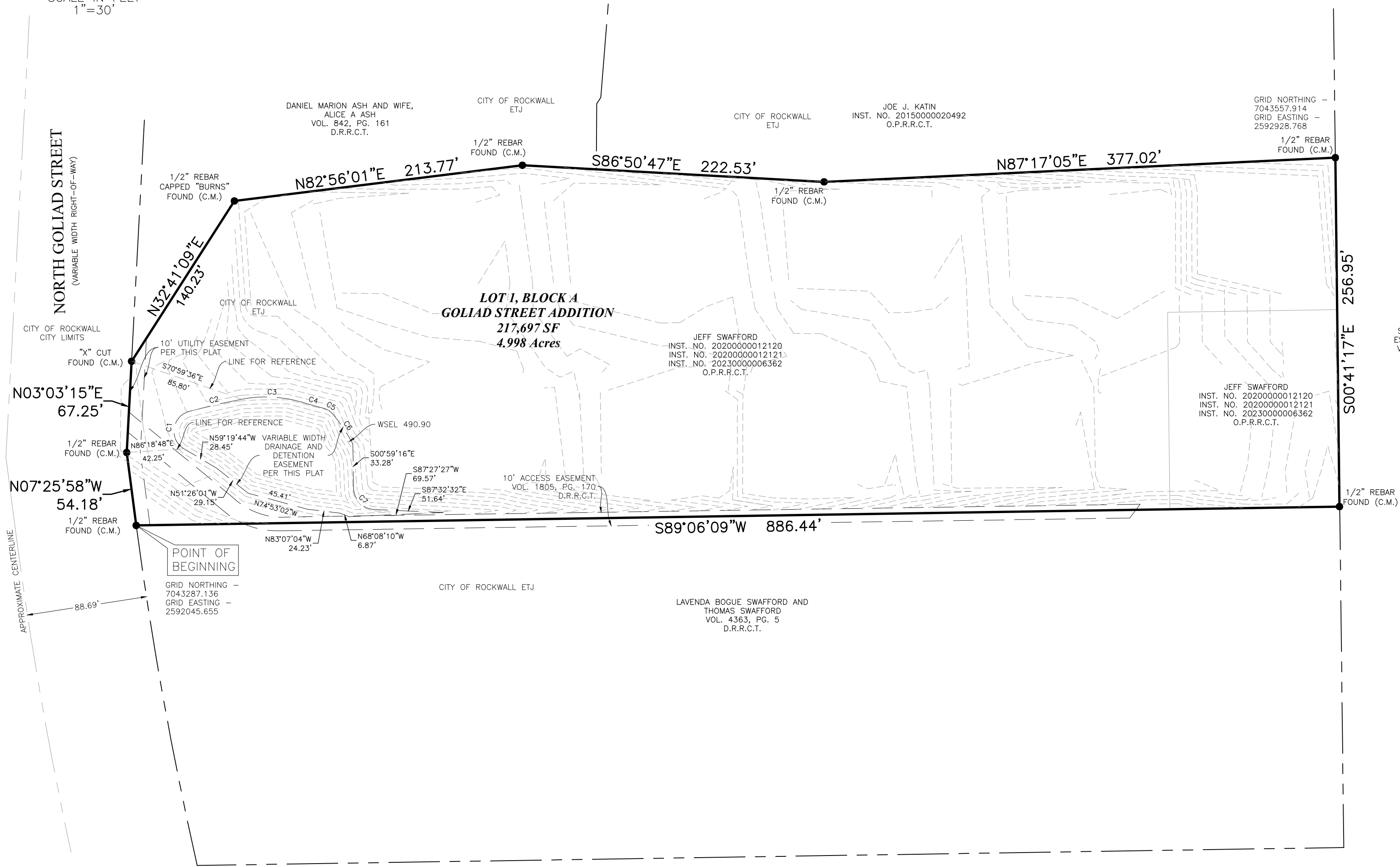
NOT TO SCALE

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3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. 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.

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C2	39.85'	523.62'	004°21'39"	N76°56'40"E	39.84'
C3	44.59'	93.53'	027°19'01"	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

PRELIMINARY PLAT
LOT 1, BLOCK A
GOLIAD STREET
ADDITION

BEING
1 LOT

4.998-ACRES OR 217,697 SF

SITUATED IN THE J. STRICKLAND SURVEY

ABSTRACT NUMBER 187

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

1 of 2



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

CITY CASE NO: P2025-021

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 2020000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

- No building shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, 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 or improvements.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20_____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

Notary Public in and for the State of Texas

General Items:

- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CQN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive aisles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat of an addition to Rockwall County, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the interlocal cooperation agreement for subdivision regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 the one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

PRELIMINARY PLAT
LOT 1, BLOCK A
GOLIAD STREET
ADDITION

1 LOT
BEING 4.998 ACRES OR 217,712 SF
SITUATED IN THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

MT ZION WATER SUPPLY CORPORATION

PO Box 2034
5763 SH 205 South
Rockwall, Texas 75087
469.377.1399

June 27, 2025

RE: 4156 North Goliad
Rockwall, Texas

Mt. Zion WSC looks forward to serving the above project. We have the water capacity and facilities to serve this address with two meters. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve Rinner".

Steve Rinner
President



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: July 21, 2025
APPLICANT: James Martin; *Gardner Construction*
CASE NUMBER: P2025-021; *Preliminary Plat for Lot 1, Block A, Goliad Street Addition*

SUMMARY

Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a Preliminary Plat for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 4.998-acre tract of land for the purpose of consolidating two (2) tracts of land (i.e. *Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187*) into one (1) parcel of land (i.e. *Lot 1, Block A, Goliad Street Addition*). The proposed Preliminary Plat also lays out the necessary easements (e.g. *right-of-way, utilities, and drainage*) for the future development of the subject property.
- ☑ Requirements. The proposed Preliminary Plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Rockwall County Interlocal Agreement. 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 *Exhibit 'A' of the Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.
- ☑ 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.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the *Lot 1, Block A, Goliad Street 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) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

- (3) 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 July 15, 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 4156 North Goliad St, Rockwall, Texas 75087

SUBDIVISION Goliad Street Addition

LOT 1 BLOCK 1

GENERAL LOCATION East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING ETJ

CURRENT USE Vacant Land

PROPOSED ZONING N/A - to remain in ETJ

PROPOSED USE Flex Business Park / Office / Warehouse

ACREAGE 4.998

LOTS [CURRENT] 2

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 Tachtical Investment Group LLC

☒ APPLICANT Gardner Construction

CONTACT PERSON Khalid Motorwala

CONTACT PERSON James Martin

ADDRESS 2224 Courtland Dr

ADDRESS 15950 State Hwy 205

CITY, STATE & ZIP Frisco, Texas 75034

CITY, STATE & ZIP Terrell, Texas 75160

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

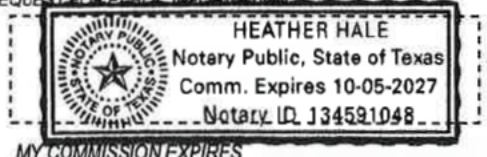
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Martin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June 13 DAY OF 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."

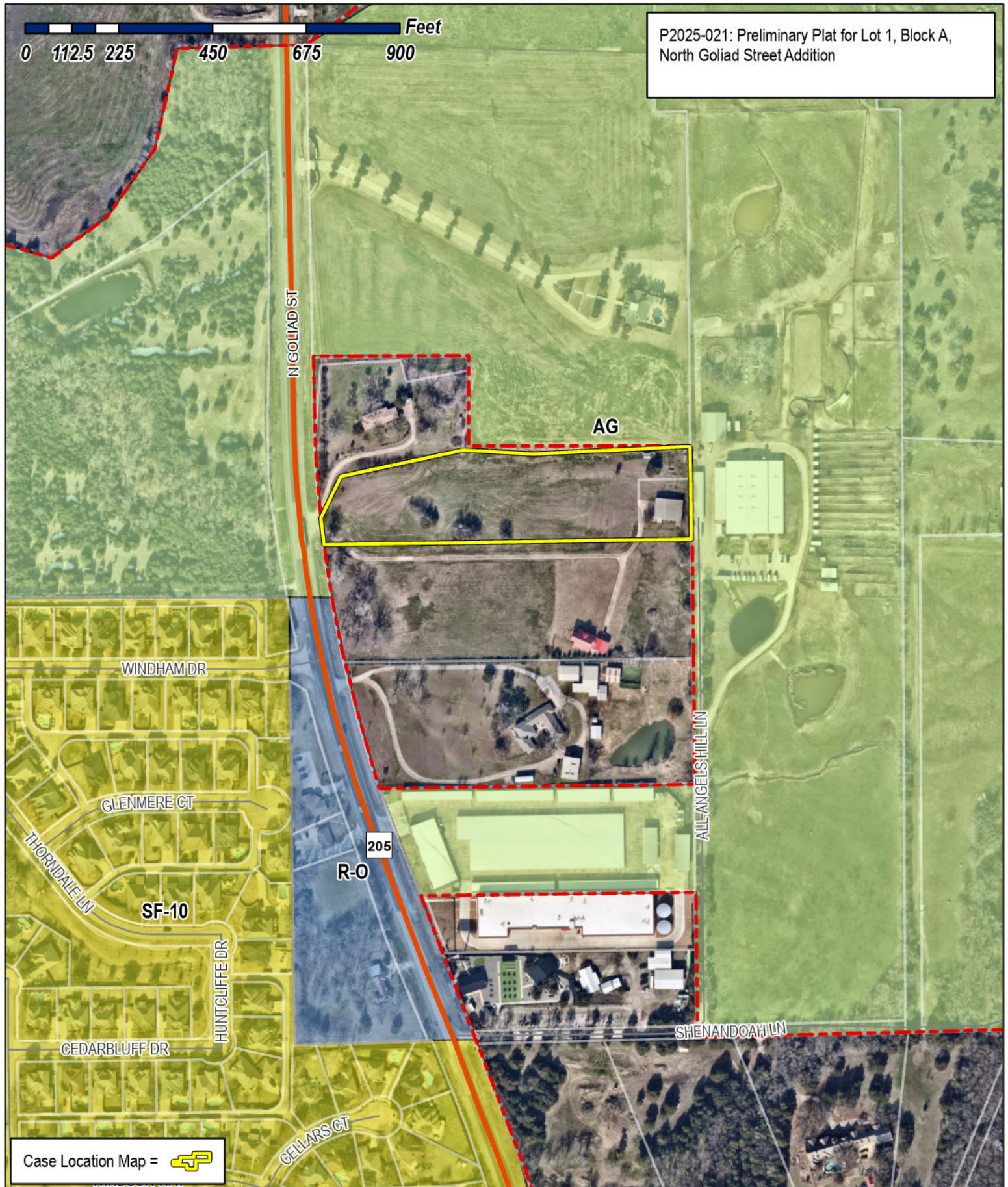
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Case Location Map = 

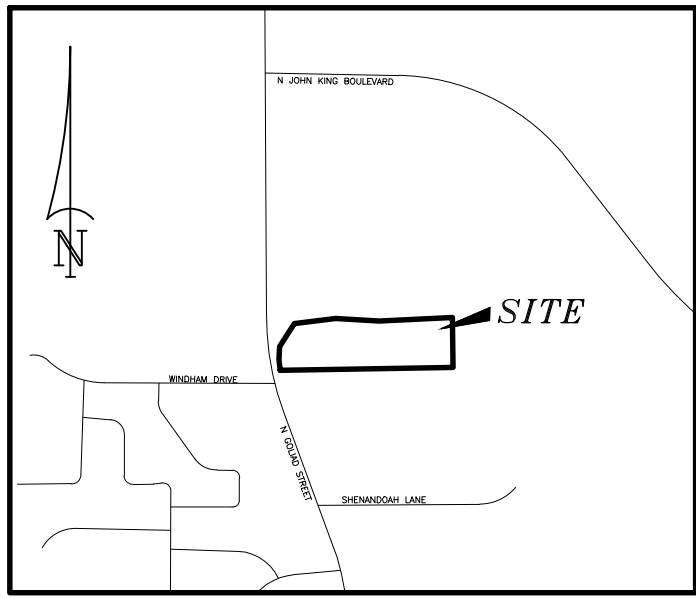
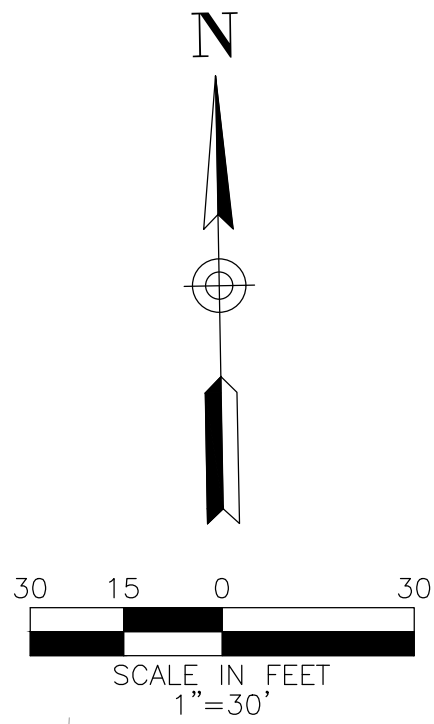


City of Rockwall

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.





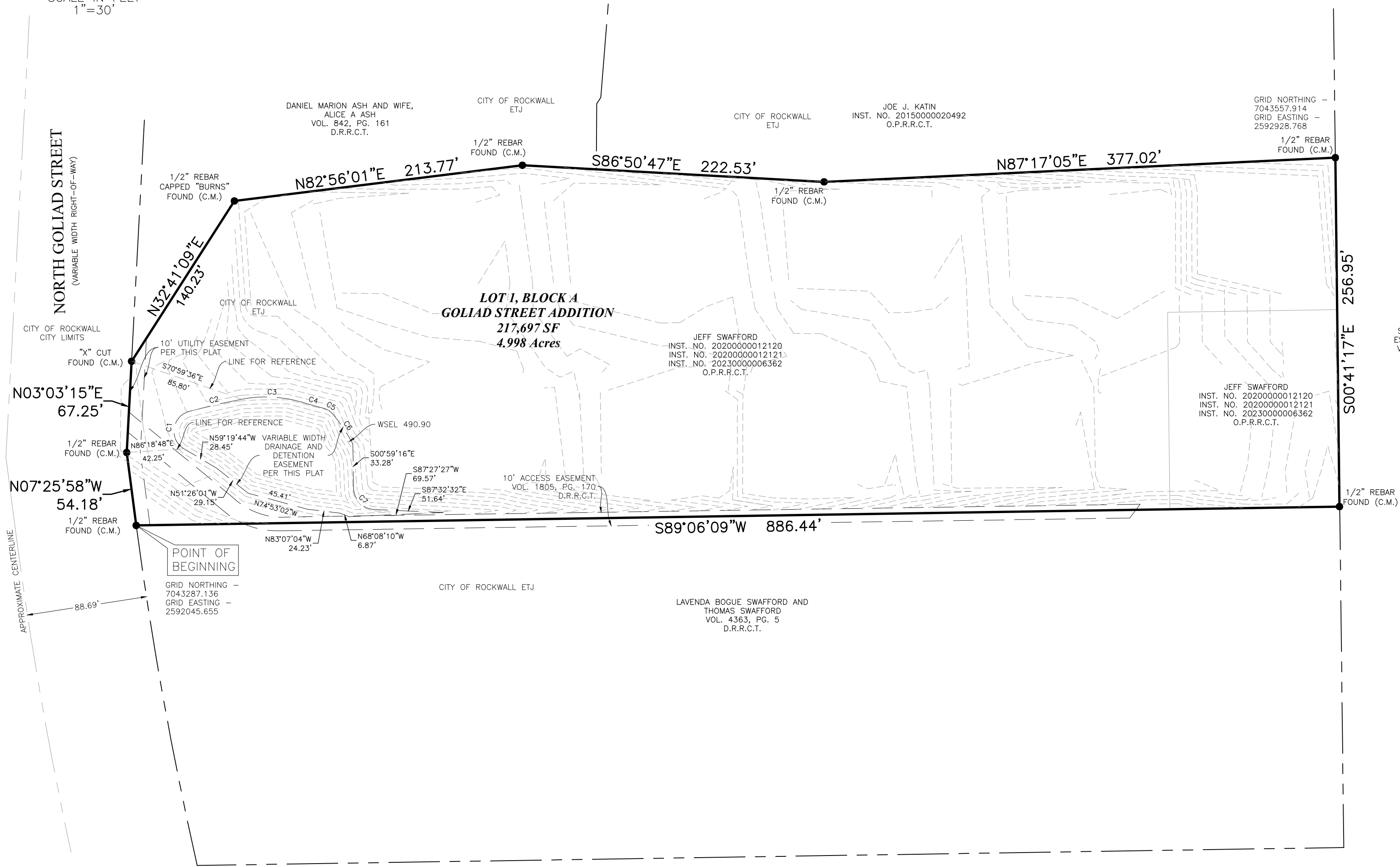
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulations of Subdivision and Property Development, of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. 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.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Curve Data Table					
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ROCKWALL COUNTY, TEXAS

1 of 2

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THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

- No building shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, 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 or improvements.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20_____.

Signature – Jeff Swafford Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

Notary Public in and for the State of Texas

General Items:

- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CQN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive aisles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat of an addition to Rockwall County, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the interlocal cooperation agreement for subdivision regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 the one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

PRELIMINARY PLAT
LOT 1, BLOCK A
GOLIAD STREET
ADDITION

1 LOT
BEING 4.998 ACRES OR 217,712 SF
SITUATED IN THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11

Project No.: TR-337-25

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

MT ZION WATER SUPPLY CORPORATION

PO Box 2034
5763 SH 205 South
Rockwall, Texas 75087
469.377.1399

June 27, 2025

RE: 4156 North Goliad
Rockwall, Texas

Mt. Zion WSC looks forward to serving the above project. We have the water capacity and facilities to serve this address with two meters. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Steve Rinner".

Steve Rinner
President



DATE: July 29, 2025

TO: James Martin
Gardner Construction
15950 SH-205
Terrell, Texas 75160

CC: Khalid Motorwala
Tactical Investment Group, LLC
2224 Courtland Drive
Frisco, Texas 75034

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-021; *Preliminary Plat for Lot 1, Block A, Goliad Street Addition*

James Martin,

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 July 21, 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) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (3) 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 July 15, 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 July 21, 2025, the City Council approved a motion to approve the preliminary plat by a vote of 7-0.

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

Sincerely,

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department