



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.

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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
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☐ PLAT REINSTATEMENT REQUEST (\$100.00)

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ZONING APPLICATION FEES:

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☐ 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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087

SUBDIVISION The Industrial Addition

LOT

1 & 2

BLOCK

N/A

GENERAL LOCATION Intersection of Interstate 30 & Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Industrial

PROPOSED ZONING N/A

PROPOSED USE Industrial

ACREAGE 55.19

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

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

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

☒ OWNER Rockwall Steel Co., Inc.

☒ APPLICANT Urban Strategy

CONTACT PERSON Sherif Sharawi

CONTACT PERSON Nick Keran

ADDRESS 500 Airport Road

ADDRESS 4222 Main Street

CITY, STATE & ZIP Terrell, Texas 75160

CITY, STATE & ZIP Dallas, Texas 75226

PHONE 214-515-5400

PHONE 985-233-9061

E-MAIL ssharawi@madixinc.com

E-MAIL nickk@urbanstrategy.us

NOTARY VERIFICATION [REQUIRED]

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

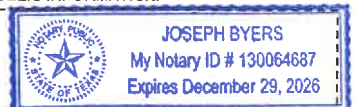
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,403.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF August, 2025. BY SIGNING THIS APPLICATION, 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 25th DAY OF August, 2025.

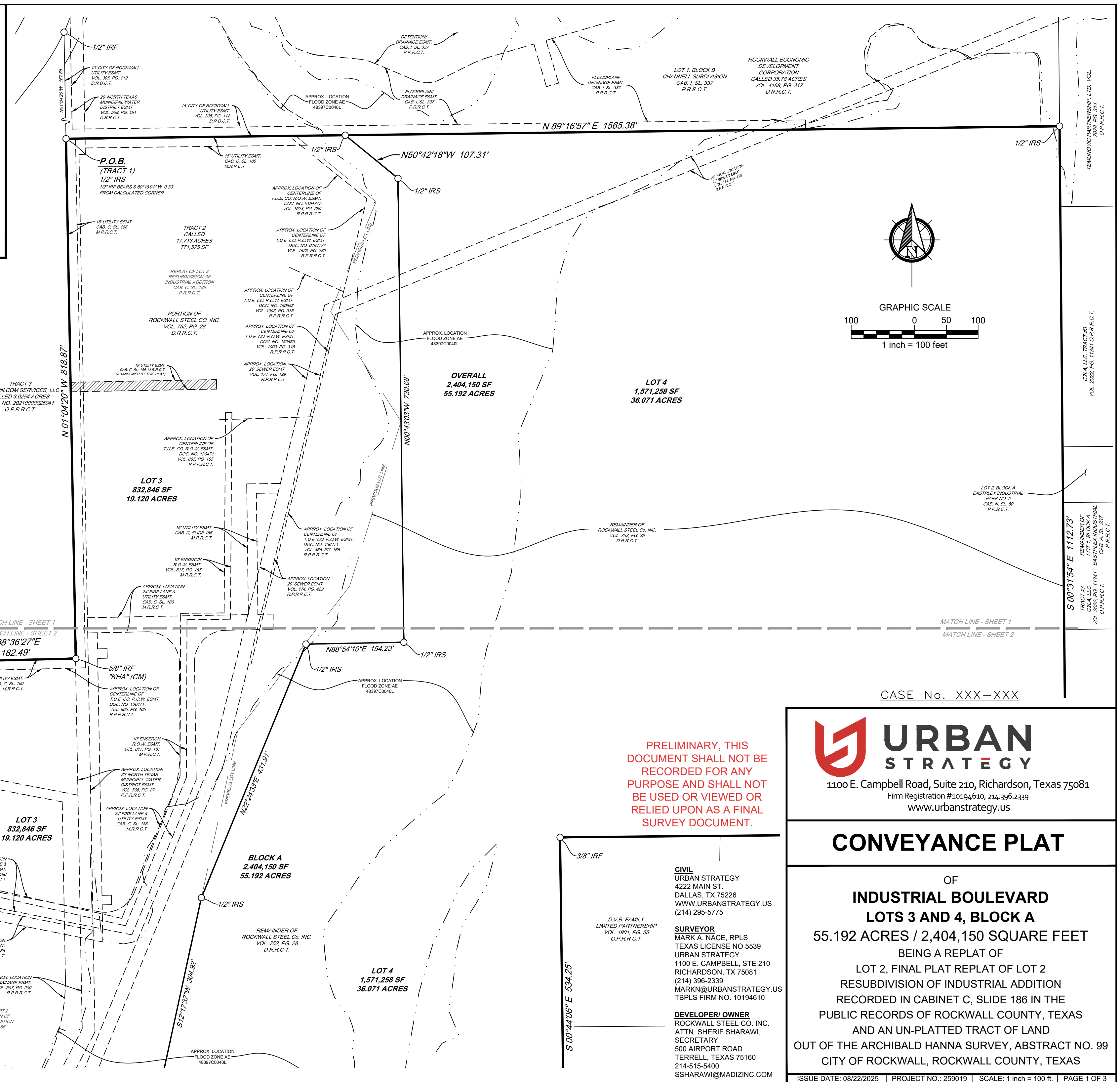
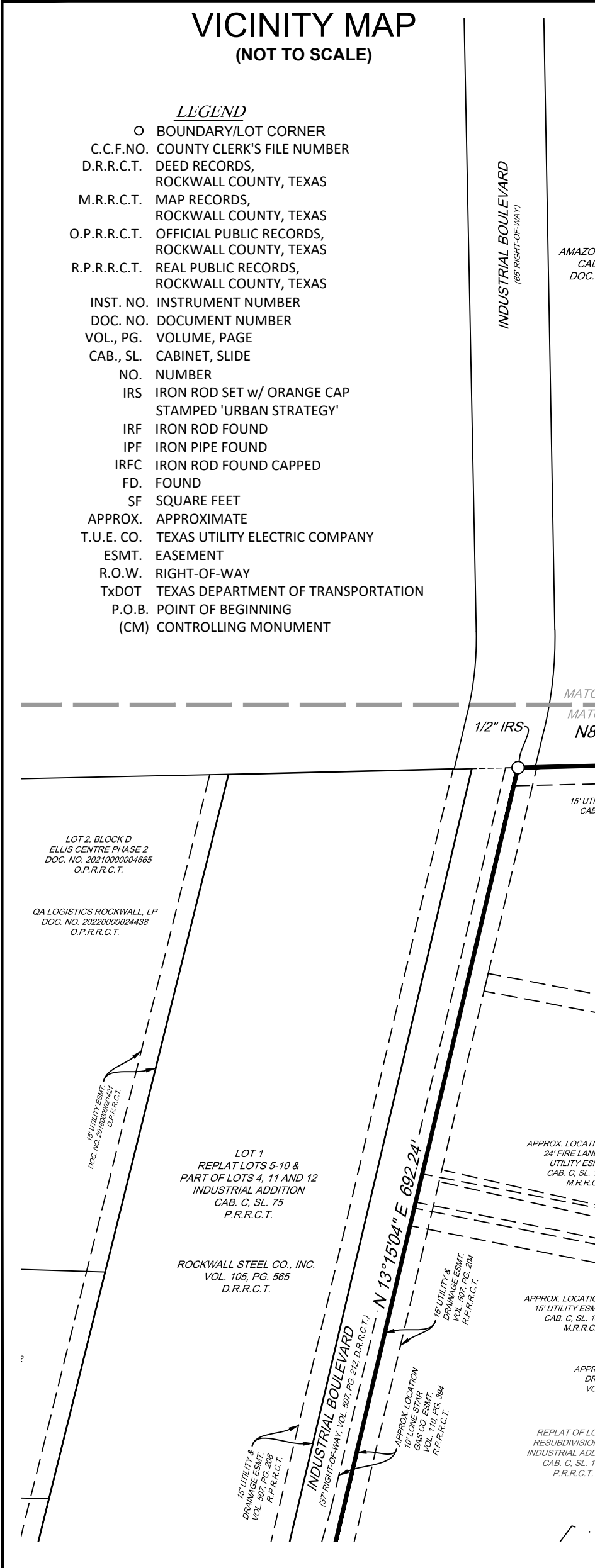
OWNER'S SIGNATURE

Sherif Sharawi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/29/2026



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RELIED UPON AS A FINAL
SURVEY DOCUMENT.

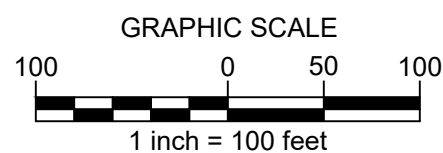
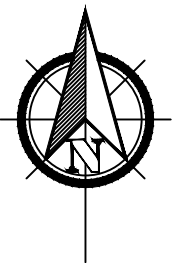


**URBAN
STRATEGY**

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
 Firm Registration #10194610, 214-396.2339
www.urbanstrategy.us

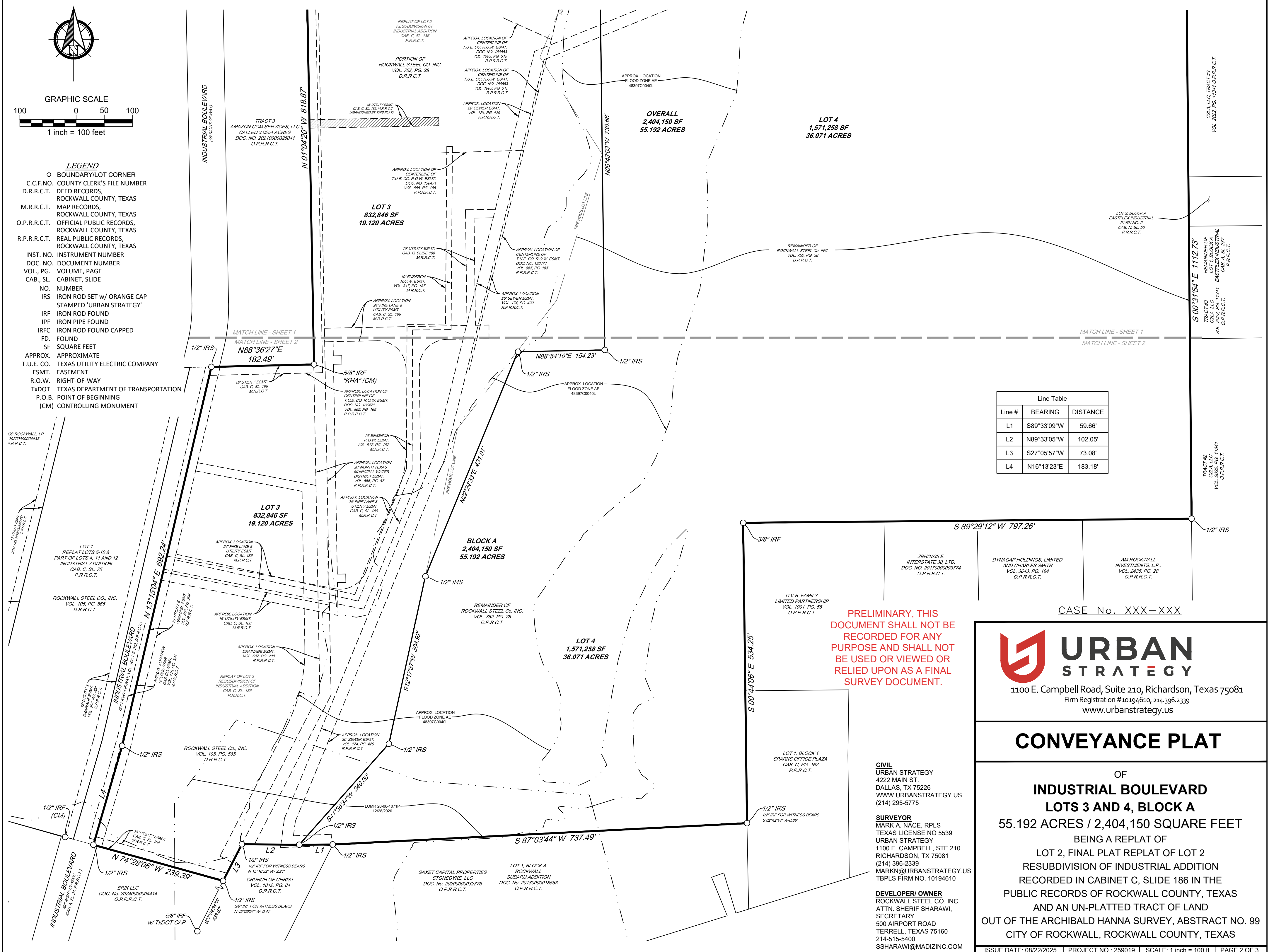
CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
55.192 ACRES / 2,404,150 SQUARE FEET
BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

- BOUNDARY/LOT CORNER
- C.C.F.NO. COUNTY CLERK'S FILE NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
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- IRF IRON ROD FOUND
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- R.O.W. RIGHT-OF-WAY
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT



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CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM



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1 & 2

BLOCK

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PROPOSED ZONING N/A

PROPOSED USE Industrial

ACREAGE 55.19

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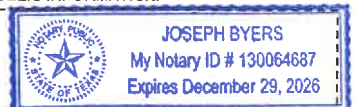
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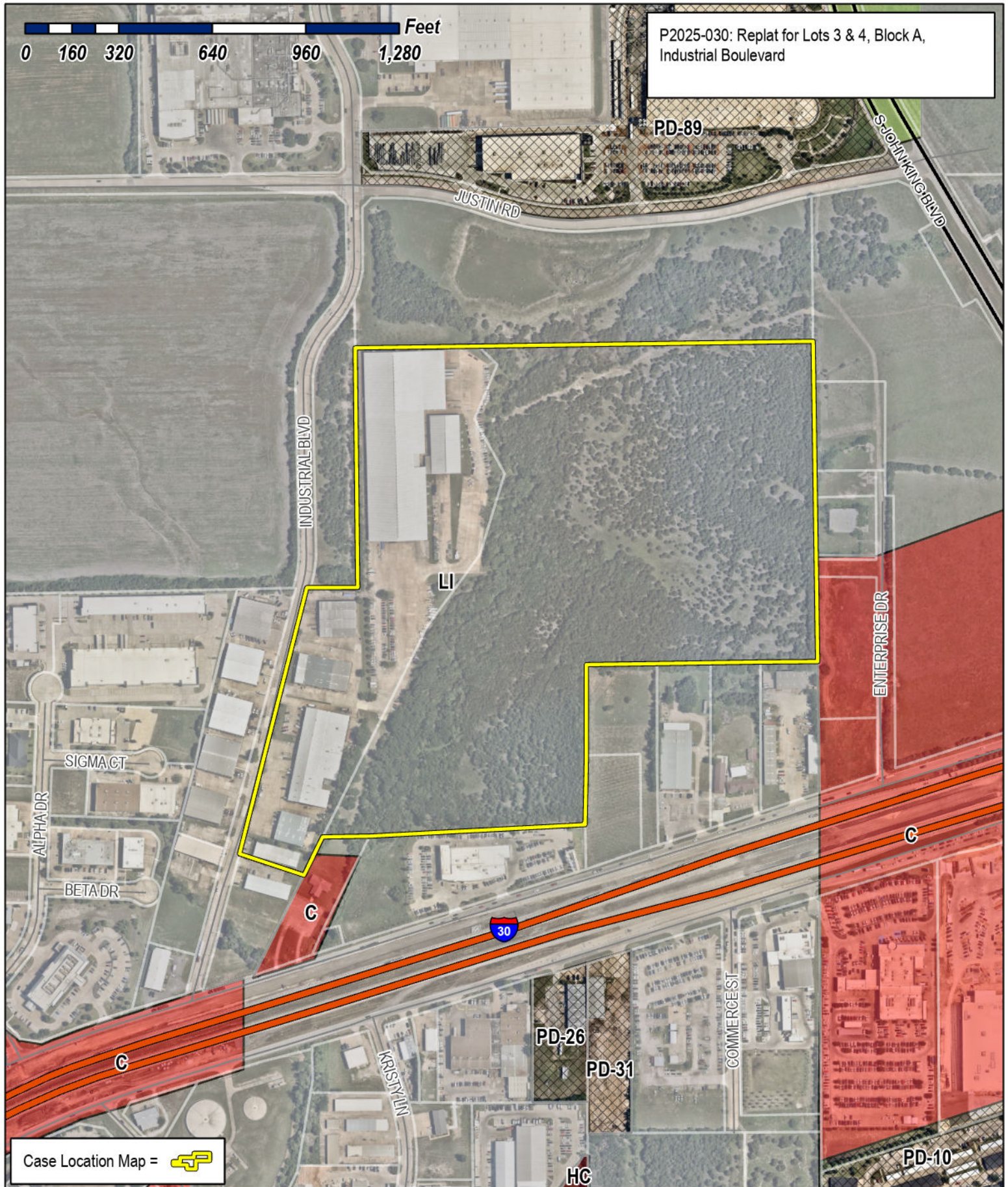
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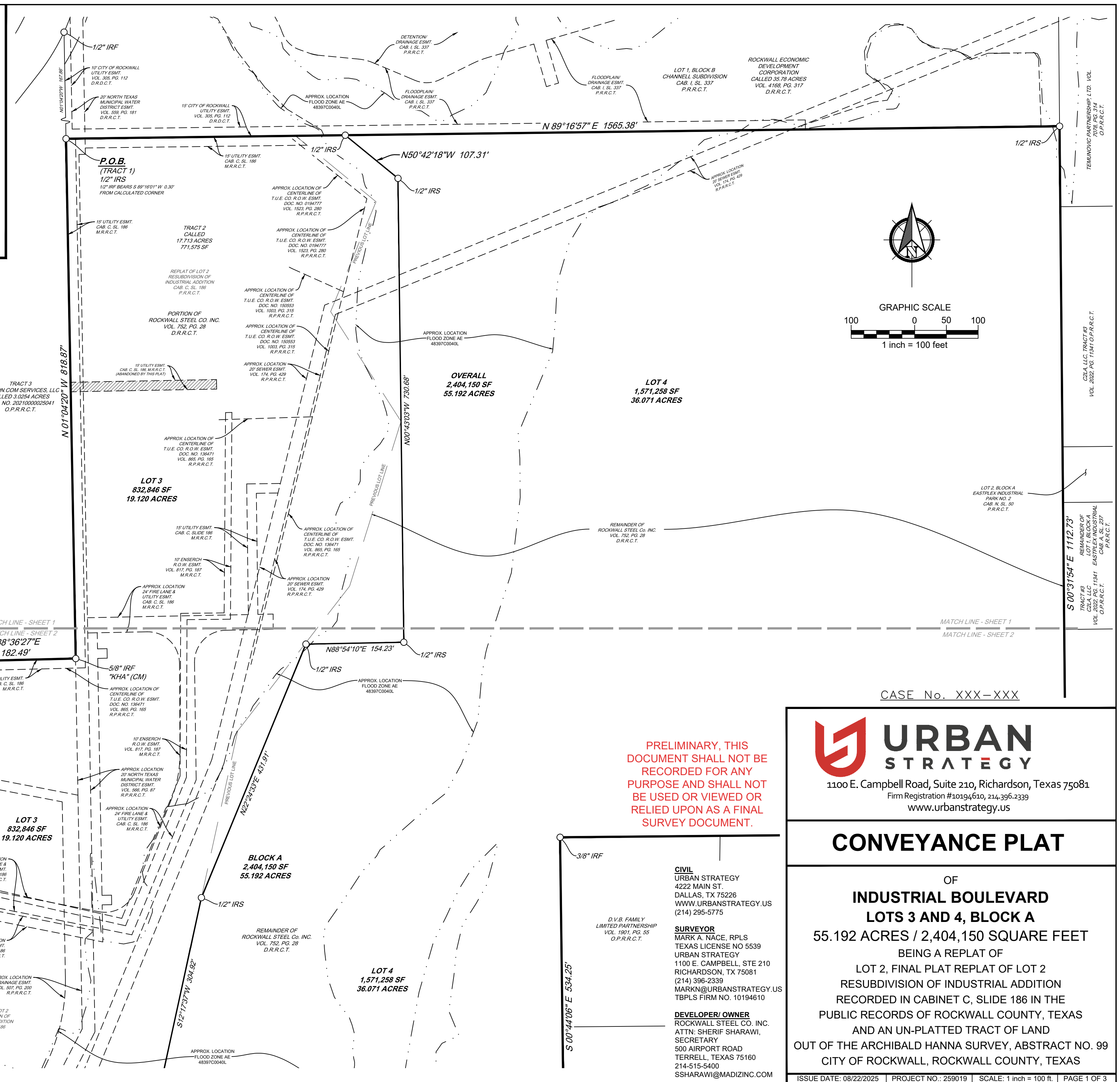
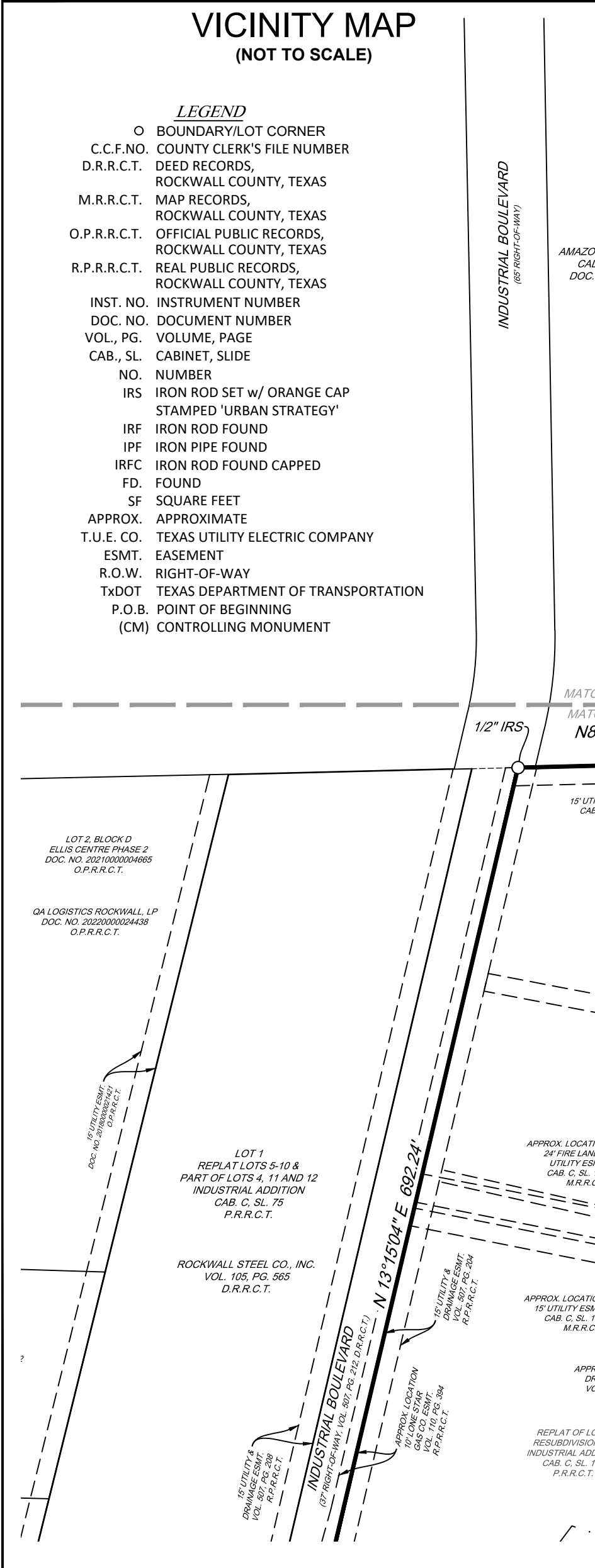


City of Rockwall

Planning & Zoning Department
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(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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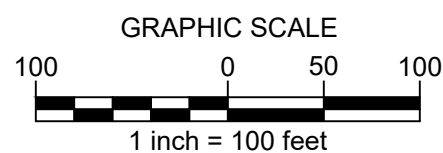
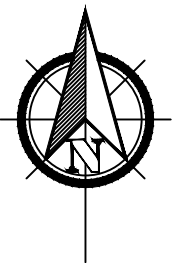


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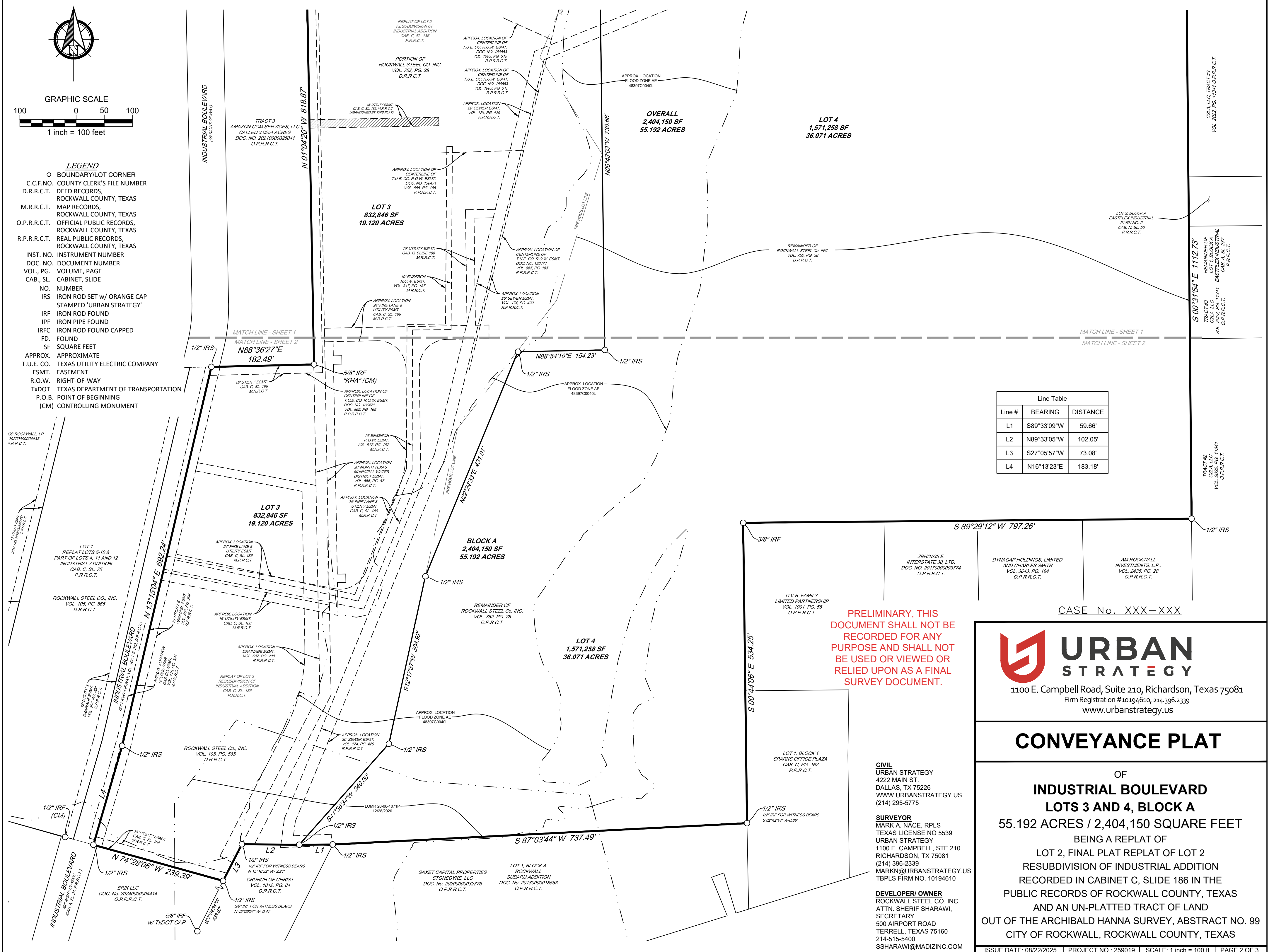
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INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
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RESUBDIVISION OF INDUSTRIAL ADDITION
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS

Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivision of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING

at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE

North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE

South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE

South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 20170000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE

South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2- inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE

South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE,

with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 20240000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE

North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE,

with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

THENCE

North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE

North 01° 04' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through it's duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the INDUSTRIAL BOULEVARD have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

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

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

Rockwall Steel Co., Inc.
By: _____ Date: _____
Sherif Sharawi, Secretary

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Mark A. Nace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the _____ day of _____, 2025.

Mark A. Nace, RPLS
Texas License No. 5539

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public, in and for the State of Texas

GENERAL NOTES

1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.

2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.

3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.

4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040I, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.

-Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)

-Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.

5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a 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.

6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.

7. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

8. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

CASE No. XXX—XXX

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081

Firm Registration #10194610, 214-396-2339

www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD

LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF

LOT 2, FINAL PLAT REPLAT OF LOT 2

RESUBDIVISION OF INDUSTRIAL ADDITION

RECORDED IN CABINET C, SLIDE 186 IN THE

PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

AND AN UN-PLATTED TRACT OF LAND

OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL

URBAN STRATEGY

4222 MAIN ST.

DALLAS, TX 75226

WWW.URBANSTRATEGY.US

(214) 295-5775

SURVEYOR

MARK A. NACE, RPLS

TEXAS LICENSE NO 5539

URBAN STRATEGY

1100 E. CAMPBELL, STE 210

RICHARDSON, TX 75081

(214) 396-2339

MARKN@URBANSTRATEGY.US

TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER

ROCKWALL STEEL CO. INC.

ATTN: SHERIF SHARAWI,

SECRETARY

500 AIRPORT ROAD

TERRELL, TEXAS 75160

214-515-5400

SSHARAWI@MADIZINC.COM

ISSUE DATE: 08/15/2025

PROJECT NO.: 259019

SCALE: N/A

PAGE 3 OF 3

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: September 9, 2025
APPLICANT: Nick Keran; *Urban Strategy*
CASE NUMBER: P2025-030; *Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition*

SUMMARY

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 55.192-acre tract of land [i.e. Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99] for the purpose of adjusting the lot lines of the two (2) properties for conveyance.
- ☑ Background. The subject property was originally platted as lots 1-14, Industrial Addition on September 6, 1962. Part of the subject property was annexed by the City Council on February 19, 1962 by *Ordinance No. 62-01 [Case No. A1962-001]*. At the time of annexation, this part of the subject property was zoned Agricultural (AG) District. Sometime between annexation and January 3, 1972, this part of the subject property was zoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. On February 19, 1990, the City Council approved a replat of the Industrial Addition. At the time of annexation, this portion of the property was zoned Agricultural (AG) District. However, on October 5, 1992, the City Council zoned this portion of the property from Agricultural (AG) District to Light Industrial (LI) District. On April 19, 1993, the City Council approved a Preliminary Plat and Site Plan [Case No. *PZ 93-10-PP*] for Lot 2, Block A, Industrial Addition. According to the Rockwall Central Appraisal District (RCAD), the subject property has five (5) buildings. These buildings include a 47,190 SF storage warehouse built in 1976, a 10,000 SF storage warehouse built in 1984, an 18,000 SF industrial flex building built in 1985, a 15,000 SF storage warehouse built in 1990, and a 165,736 SF light manufacturing facility built in 1993. The subject property has remained Light Industrial (LI) District since December 3, 1985.
- ☑ 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lots 3 & 4, Block A, Industrial Boulevard 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 plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 9/4/2025

PROJECT NUMBER: P2025-030
PROJECT NAME: Replat for Lots 3 & 4, Block A, Industrial Addition
SITE ADDRESS/LOCATIONS: 2001 Industrial Boulevard, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/04/2025	Approved w/ Comments

09/04/2025: P2025-030: Replat for Lots 3 & 4, Block A, Industrial Addition

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

I.1 This is a request for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road.

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

M.3 For reference, include the case number (P2025-030) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Lots 3 & 4, Block A,
Industrial Boulevard Addition
Being a Replat of
Lot 2, Block A,
Industrial Boulevard Addition, and
Tract 3, of the A. Hanna Survey, Abstract No. 99
Being 55.192-Acres or 2,404,150 SF
Situated within the Archibald Hanna Survey, Abstract No. 99
City of Rockwall, Rockwall County, Texas

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).

M.7 Please provide the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Provide the legal description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Provide the appropriate statement of developer responsibility for storm drainage improvements per the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide the instrument of dedication of adoption signed by the owners, per the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide the seal and signature of the surveyor responsible for surveying the development and/or preparation of the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City, per the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.13 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

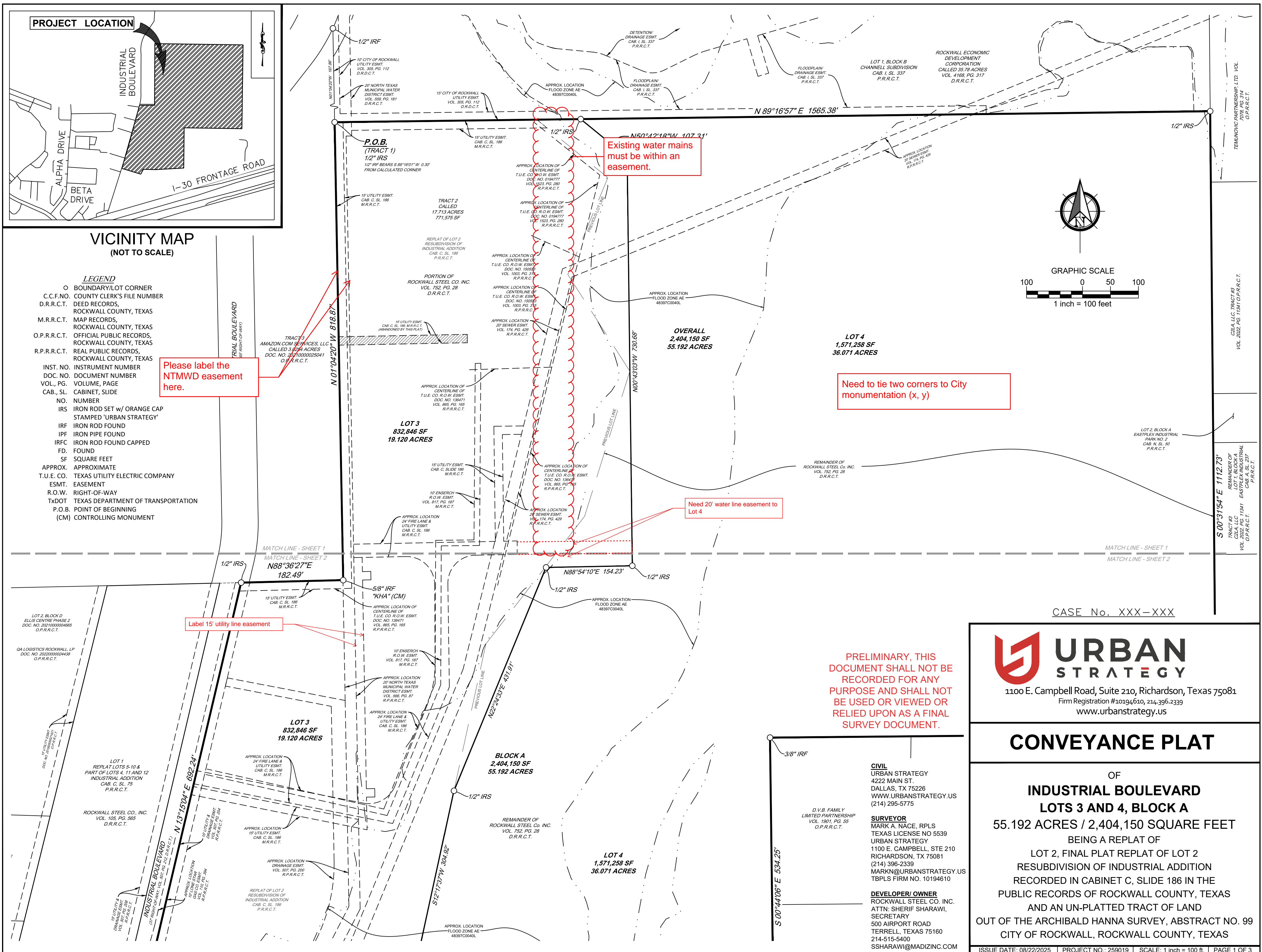
I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: September 9, 2025
City Council Meeting: September 15, 2025

I.116 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat 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	09/03/2025	Approved w/ Comments
09/03/2025: 1. Please label the NTMWD easement here. 2. Existing water mains must be within an easement. 3. Need to tie two corners to City monumentation (x, y) 4. Need 20' water line easement to Lot 4 5. Label 15' utility line easement 6. Need 20' water line easement to Lot 4 7. Label 15' utility line easement			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	09/04/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	09/04/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/02/2025	Approved w/ Comments
09/02/2025: Please tie two corners to State Plane Coordinate System (NAD83, North Central TX Zone 4202 - Grid)			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	09/04/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	09/04/2025	N/A
No Comments			



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081

Firm Registration #10194610, 214-396-2339

www.urbanstrategy.us

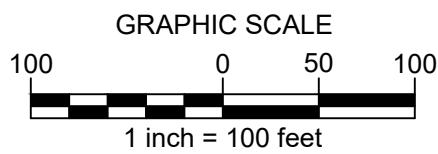
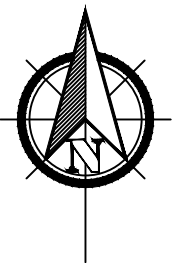
CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
 55.192 ACRES / 2,404,150 SQUARE FEET
 BEING A REPLAT OF
 LOT 2, FINAL PLAT REPLAT OF LOT 2
 RESUBDIVISION OF INDUSTRIAL ADDITION
 RECORDED IN CABINET C, SLIDE 186 IN THE
 PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
 AND AN UN-PLATTED TRACT OF LAND
 OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
 URBAN STRATEGY
 4222 MAIN ST.
 DALLAS, TX 75226
 WWW.URBANSTRATEGY.US
 (214) 295-5775

SURVEYOR
 MARK A. NACE, RPLS
 TEXAS LICENSE NO 5539
 URBAN STRATEGY
 1100 E. CAMPBELL, STE 210
 RICHARDSON, TX 75081
 (214) 396-2339
 MARKN@URBANSTRATEGY.US
 TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
 ROCKWALL STEEL CO. INC.
 ATTN: SHERIF SHARAWI,
 SECRETARY
 500 AIRPORT ROAD
 TERRELL, TEXAS 75160
 214-515-5400
 SSHARAWI@MADIZINC.COM



LEGEND

- BOUNDARY/LOT CORNER
- C.C.F.NO. COUNTY CLERK'S FILE NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- CAB., SL. CABINET, SLIDE
- NO. NUMBER
- IRS IRON ROD SET w/ ORANGE CAP STAMPED 'URBAN STRATEGY'
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- FD FOUND
- SF SQUARE FEET
- APPROX. APPROXIMATE
- T.U.E. CO. TEXAS UTILITY ELECTRIC COMPANY
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT

CS ROCKWALL, LP
202200002438
P.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

LOT 1
REPLAT LOTS 5-10 &
PART OF LOTS 4, 11 AND 12
INDUSTRIAL ADDITION
CAB. C. SL. 75
P.R.R.C.T.

ROCKWALL STEEL CO., INC.
VOL. 105, PG. 565
D.R.R.C.T.

INDUSTRIAL BOULEVARD
(REF. RIGHT-OF-WAY)

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

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CAB. C. SL. 186
M.R.R.C.T.

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CAB. C. SL. 186
M.R.R.C.T.

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M.R.R.C.T.

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M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
M.R.R.C.T.

15' UTILITY ESMT.
CAB. C. SL. 186
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Line Table		
Line #	BEARING	DISTANCE
L1	S89°33'09"W	59.66'
L2	N89°33'05"W	102.05'
L3	S27°05'57"W	73.08'
L4	N16°13'23"E	183.18'

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

CASE No. XXX-XXX



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
55.192 ACRES / 2,404,150 SQUARE FEET
BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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 2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087

SUBDIVISION The Industrial Addition

LOT 1 & 2 BLOCK N/A

GENERAL LOCATION Intersection of Interstate 30 & Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Industrial

PROPOSED ZONING N/A

PROPOSED USE Industrial

ACREAGE 55.19

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

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

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

☒ OWNER Rockwall Steel Co., Inc.

☒ APPLICANT Urban Strategy

CONTACT PERSON Sherif Sharawi

CONTACT PERSON Nick Keran

ADDRESS 500 Airport Road

ADDRESS 4222 Main Street

CITY, STATE & ZIP Terrell, Texas 75160

CITY, STATE & ZIP Dallas, Texas 75226

PHONE 214-515-5400

PHONE 985-233-9061

E-MAIL ssharawi@madixinc.com

E-MAIL nickk@urbanstrategy.us

NOTARY VERIFICATION [REQUIRED]

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

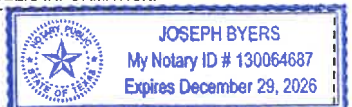
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,403.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF August, 2025. BY SIGNING THIS APPLICATION, 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 25th DAY OF August, 2025.

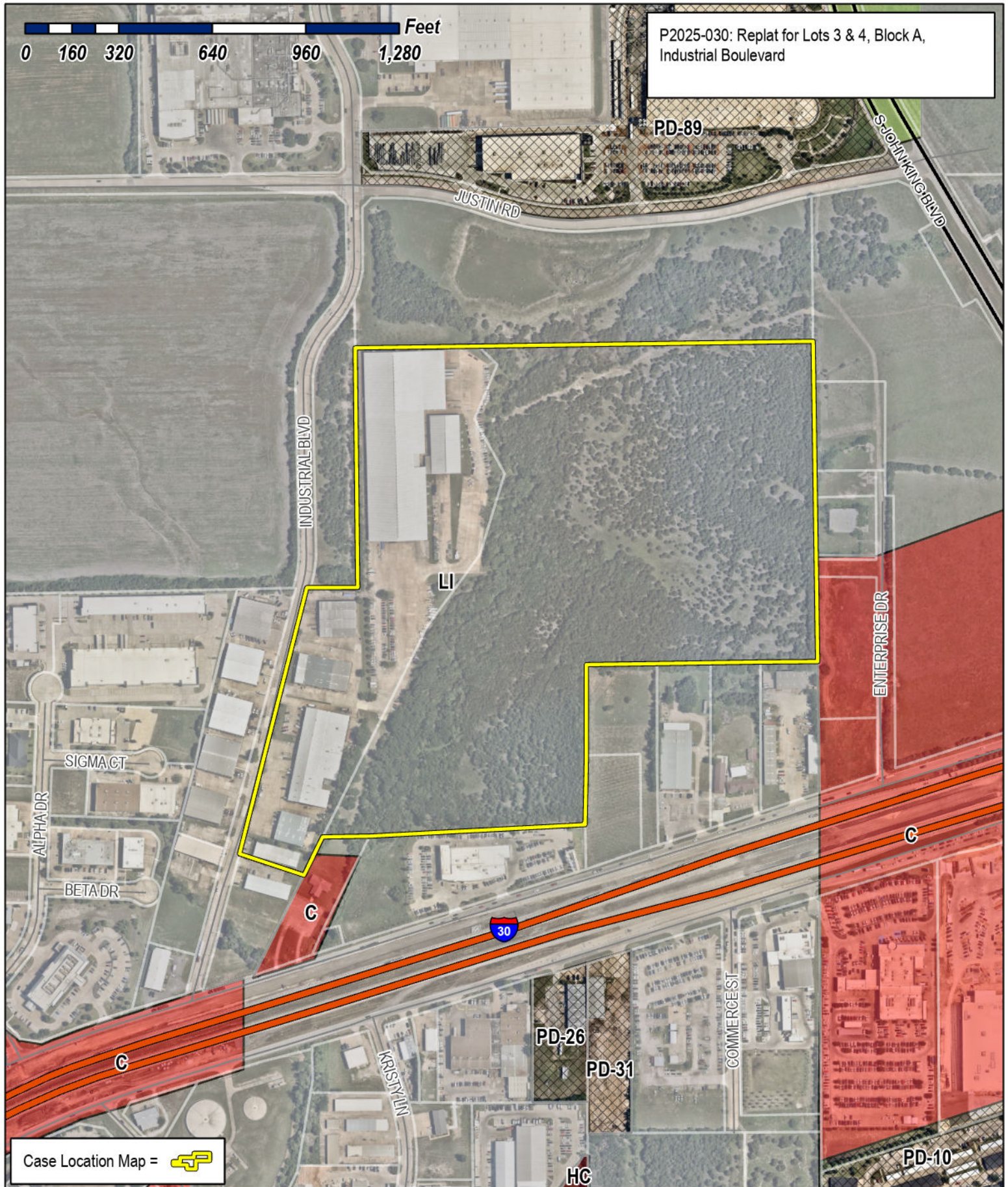
OWNER'S SIGNATURE

Sherif Sharawi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/29/2026

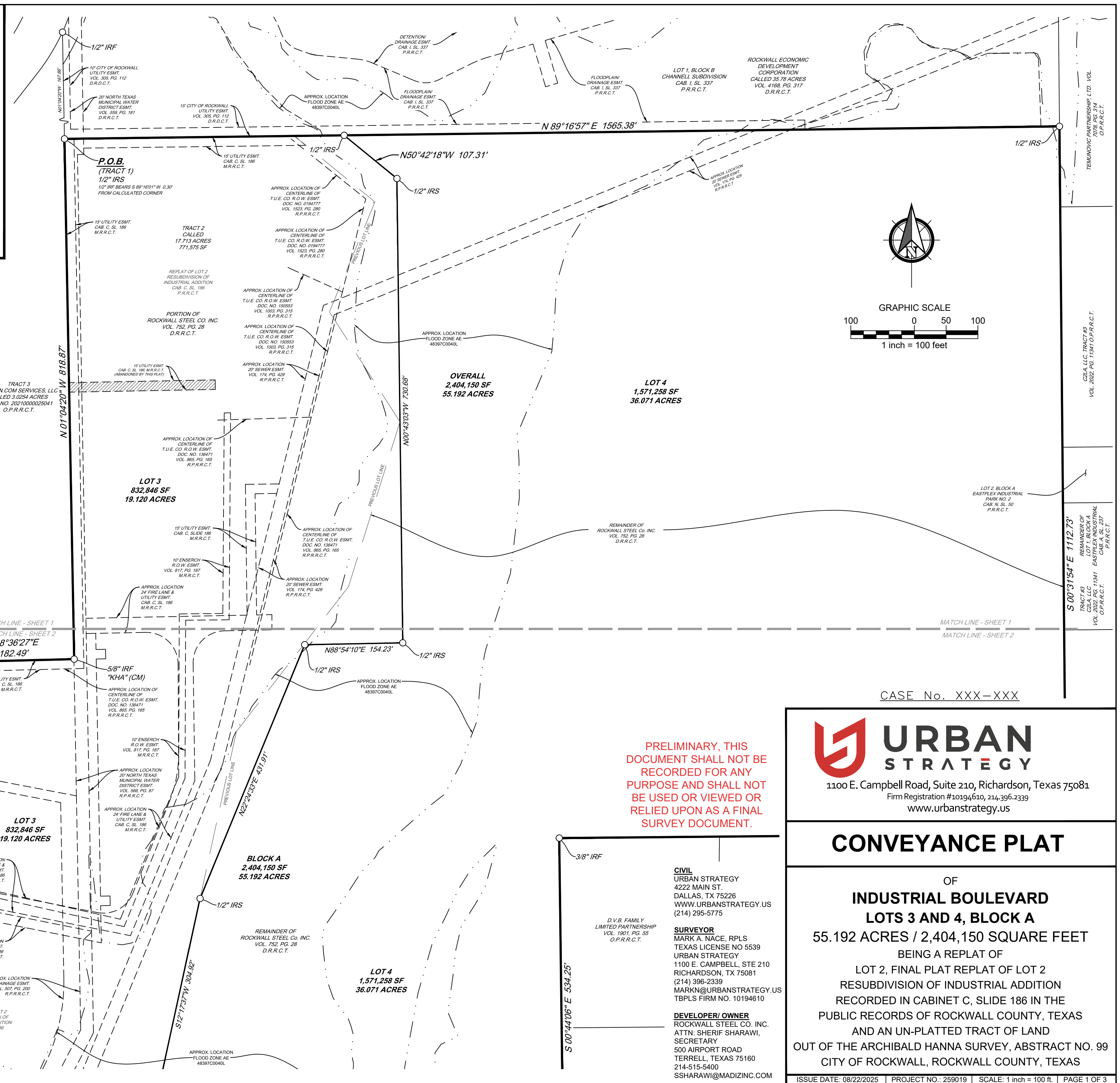
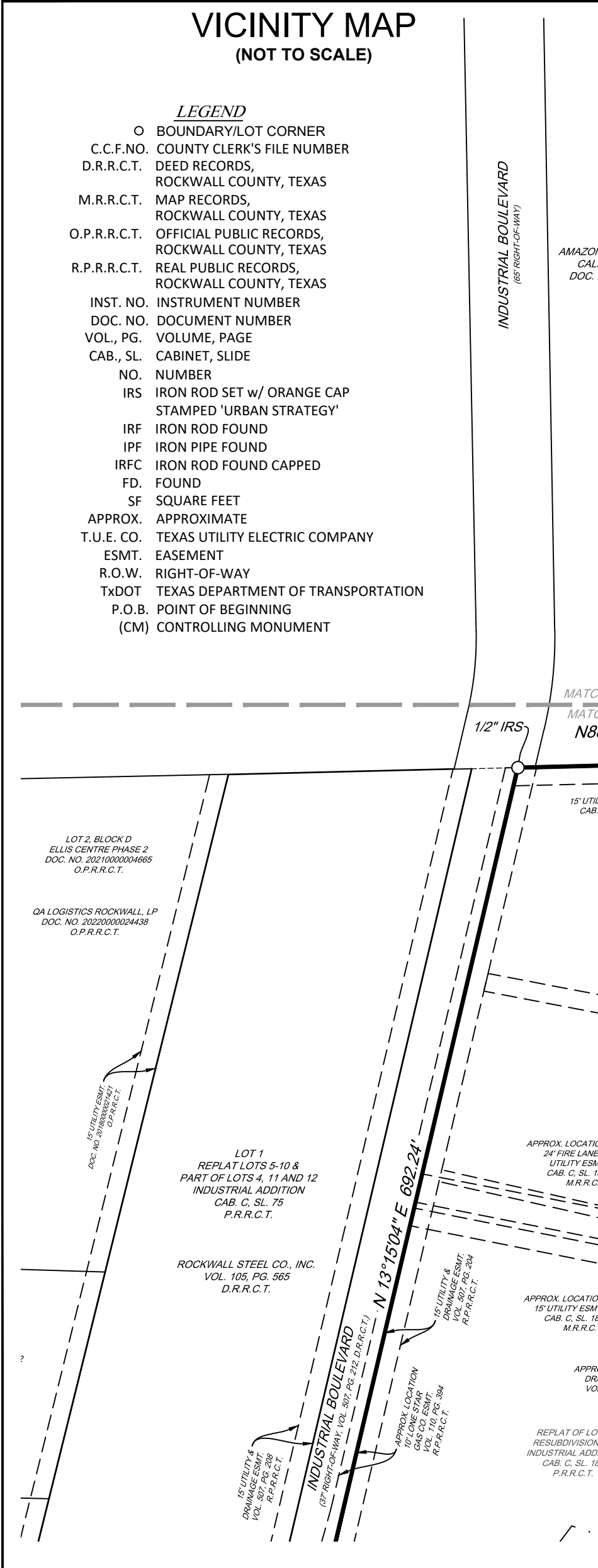


City of Rockwall

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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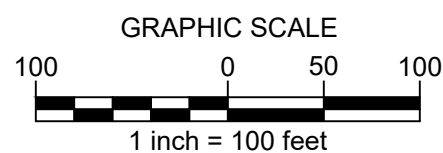
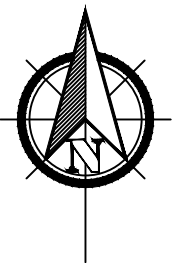


**URBAN
STRATEGY**

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
 Firm Registration #10194610, 214-396.2339
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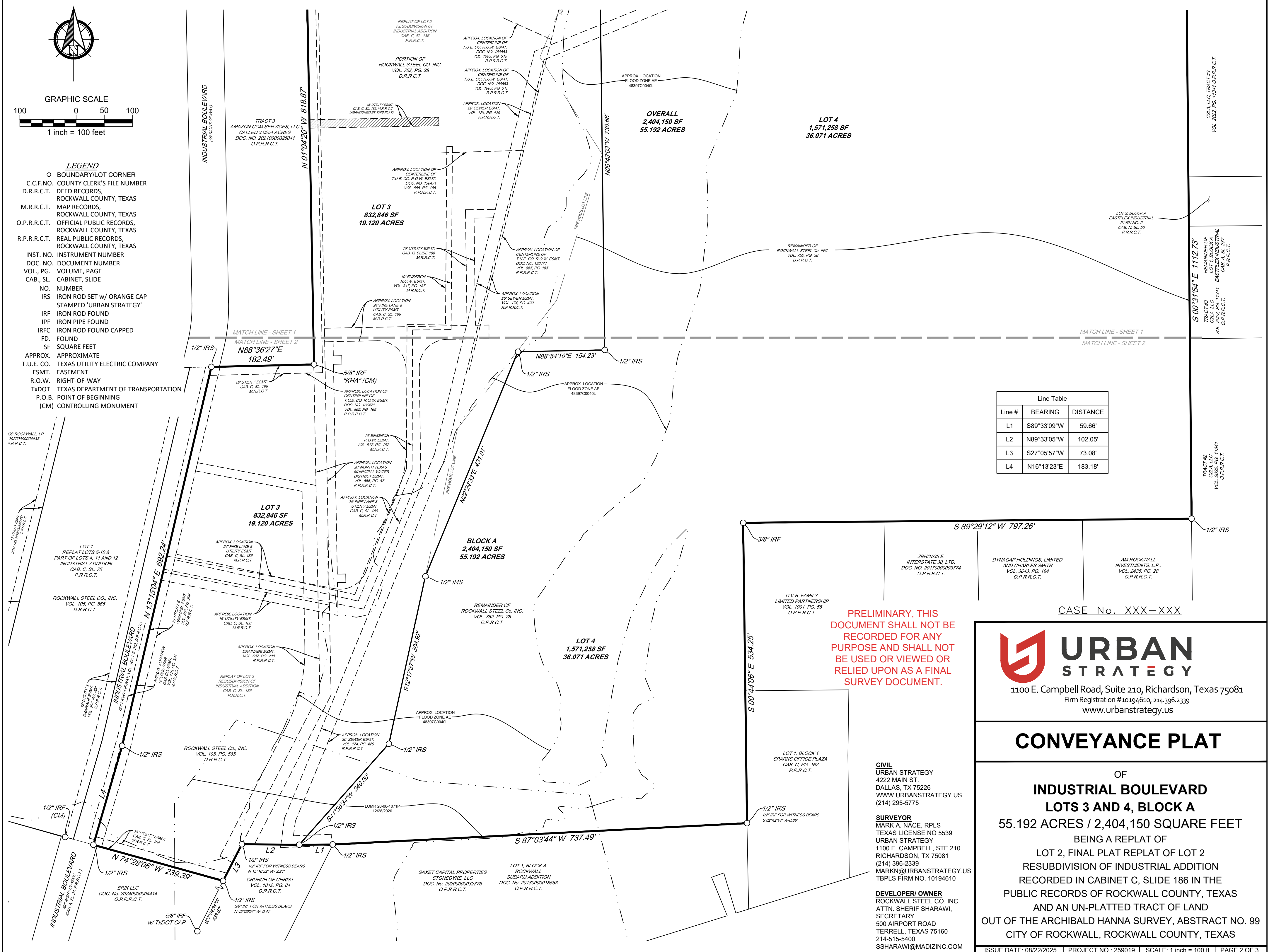
CONVEYANCE PLAT

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LOTS 3 AND 4, BLOCK A
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

- BOUNDARY/LOT CORNER
- C.C.F.NO. COUNTY CLERK'S FILE NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- CAB., SL. CABINET, SLIDE
- NO. NUMBER
- IRS IRON ROD SET w/ ORANGE CAP STAMPED 'URBAN STRATEGY'
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- FD FOUND
- SF SQUARE FEET
- APPROX. APPROXIMATE
- T.U.E. CO. TEXAS UTILITY ELECTRIC COMPANY
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT



Line Table		
Line #	BEARING	DISTANCE
L1	S89°33'09"W	59.66'
L2	N89°33'05"W	102.05'
L3	S27°05'57"W	73.08'
L4	N16°13'23"E	183.18'

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CASE No. XXX-XXX



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CONVEYANCE PLAT

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CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS

Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivision of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING

at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE

North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE

South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE

South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 20170000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE

South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2- inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE

South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE,

with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 20240000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE

North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE,

with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

THENCE

North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE

North 01° 04' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through it's duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the INDUSTRIAL BOULEVARD have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

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

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

Rockwall Steel Co., Inc.
By: _____ Date: _____
Sherif Sharawi, Secretary

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Mark A. Nace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the _____ day of _____, 2025.

Mark A. Nace, RPLS
Texas License No. 5539

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public, in and for the State of Texas

GENERAL NOTES

1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.

2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.

3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.

4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040I, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.

-Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)

-Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.

5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a 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.

6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.

7. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

8. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

CASE No. XXX—XXX

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081

Firm Registration #10194610, 214-396-2339

www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD

LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF

LOT 2, FINAL PLAT REPLAT OF LOT 2

RESUBDIVISION OF INDUSTRIAL ADDITION

RECORDED IN CABINET C, SLIDE 186 IN THE

PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

AND AN UN-PLATTED TRACT OF LAND

OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/15/2025

PROJECT NO.: 259019

SCALE: N/A

PAGE 3 OF 3



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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: September 15, 2025
APPLICANT: Nick Keran; *Urban Strategy*
CASE NUMBER: P2025-030; *Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition*

SUMMARY

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☒ Purpose. The applicant is requesting the approval of a Replat for a 55.192-acre tract of land [i.e. Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99] for the purpose of adjusting the lot lines of the two (2) properties for conveyance.
- ☒ Background. The subject property was originally platted as lots 1-14, Industrial Addition on September 6, 1962. Part of the subject property was annexed by the City Council on February 19, 1962 by *Ordinance No. 62-01 [Case No. A1962-001]*. At the time of annexation, this part of the subject property was zoned Agricultural (AG) District. Sometime between annexation and January 3, 1972, this part of the subject property was zoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. On February 19, 1990, the City Council approved a replat of the Industrial Addition. At the time of annexation, this portion of the property was zoned Agricultural (AG) District. However, on October 5, 1992, the City Council zoned this portion of the property from Agricultural (AG) District to Light Industrial (LI) District. On April 19, 1993, the City Council approved a Preliminary Plat and Site Plan [Case No. *PZ 93-10-PP*] for Lot 2, Block A, Industrial Addition. According to the Rockwall Central Appraisal District (RCAD), the subject property has five (5) buildings. These buildings include a 47,190 SF storage warehouse built in 1976, a 10,000 SF storage warehouse built in 1984, an 18,000 SF industrial flex building built in 1985, a 15,000 SF storage warehouse built in 1990, and a 165,736 SF light manufacturing facility built in 1993. The subject property has remained Light Industrial (LI) District since December 3, 1985.
- ☒ 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lots 3 & 4, Block A, Industrial Boulevard 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 plat; and,
- (2) Any construction resulting from the approval of this Replat 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat 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 2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087

SUBDIVISION The Industrial Addition

LOT 1 & 2 BLOCK N/A

GENERAL LOCATION Intersection of Interstate 30 & Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Industrial

PROPOSED ZONING N/A

PROPOSED USE Industrial

ACREAGE 55.19

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

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

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

☒ OWNER Rockwall Steel Co., Inc.

☒ APPLICANT Urban Strategy

CONTACT PERSON Sherif Sharawi

CONTACT PERSON Nick Keran

ADDRESS 500 Airport Road

ADDRESS 4222 Main Street

CITY, STATE & ZIP Terrell, Texas 75160

CITY, STATE & ZIP Dallas, Texas 75226

PHONE 214-515-5400

PHONE 985-233-9061

E-MAIL ssharawi@madixinc.com

E-MAIL nickk@urbanstrategy.us

NOTARY VERIFICATION [REQUIRED]

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

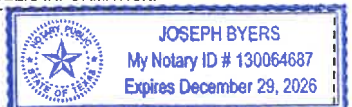
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,403.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF August 2025. BY SIGNING THIS APPLICATION, 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 25th DAY OF August 2025.

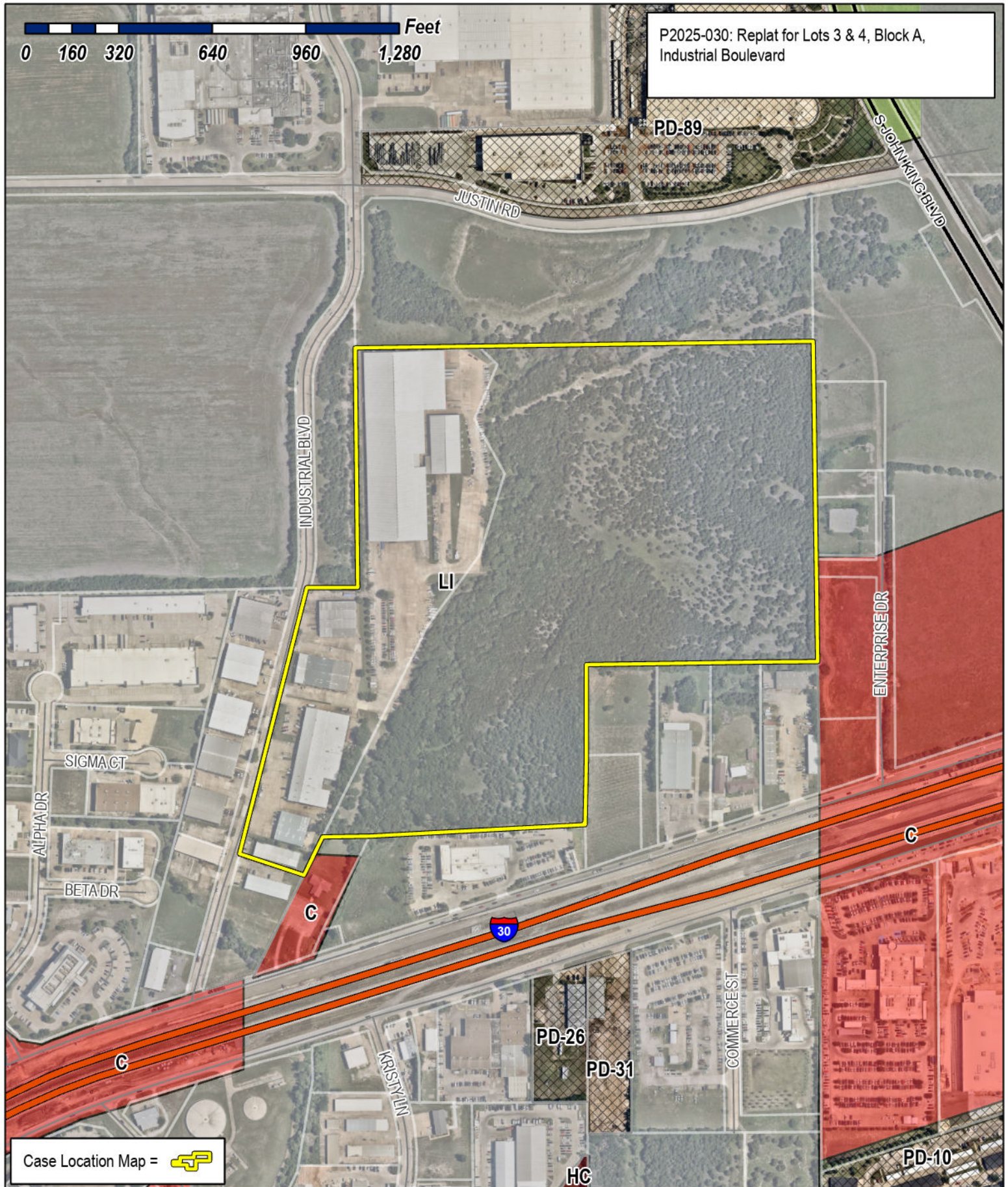
OWNER'S SIGNATURE

Sherif Sharawi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/29/2026

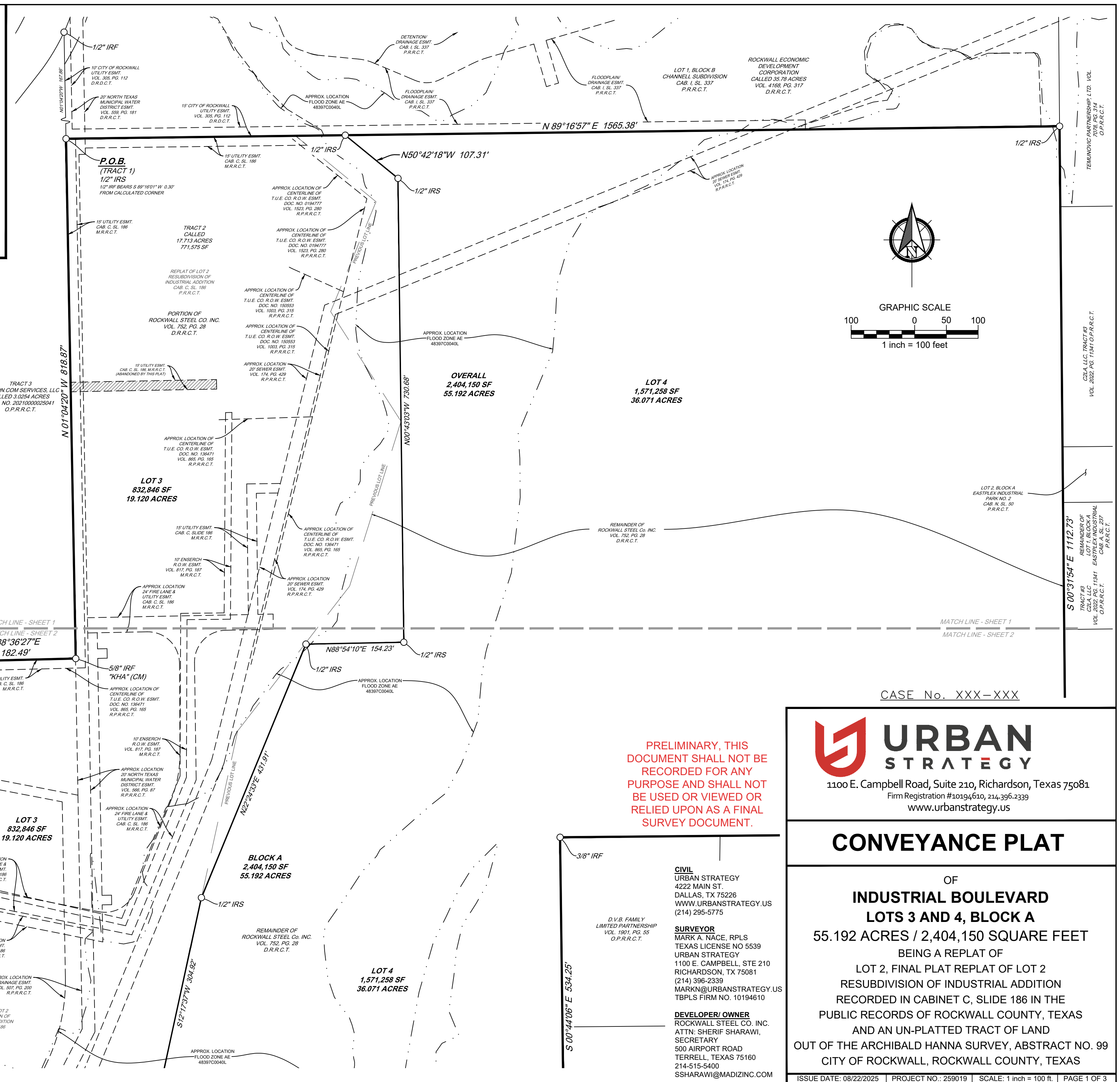
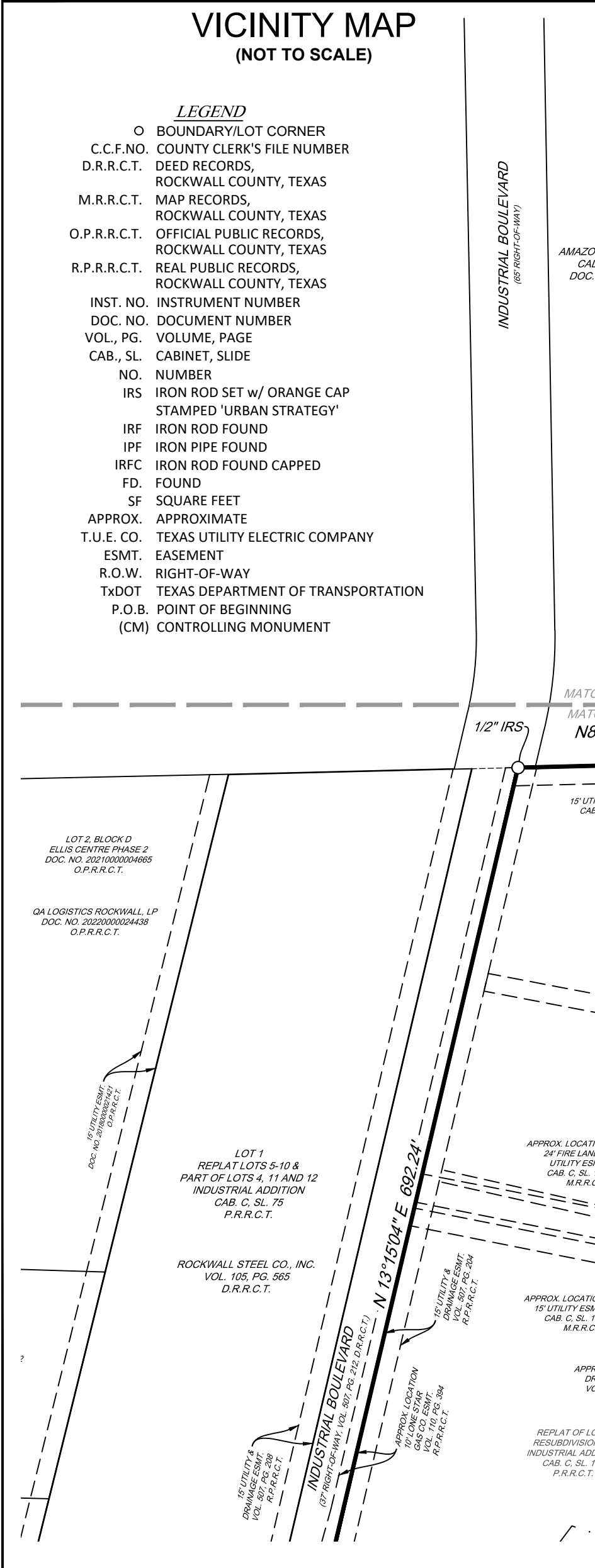


City of Rockwall

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.





PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

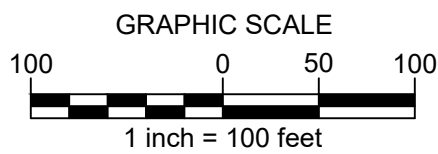


URBAN
STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194,610, 214.396.2339
www.urbanstrategy.us

CONVEYANCE PLAT

INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
55.192 ACRES / 2,404,150 SQUARE FEET
BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



O	BOUNDARY/LOT CORNER
C.C.F.NO.	COUNTY CLERK'S FILE NUMBER
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T.	REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
NO.	NUMBER
IRS	IRON ROD SET w/ 'ORANGE CAP STAMPED 'URBAN STRATEGY'
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND CAPPED
FD.	FOUND
SF	SQUARE FEET
APPROX.	APPROXIMATE
T.U.E. CO.	TEXAS UTILITY ELECTRIC COMPANY
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT

Line Table		
Line #	BEARING	DISTANCE
L1	S89°33'09"W	59.66'
L2	N89°33'05"W	102.05'
L3	S27°05'57"W	73.08'
L4	N16°13'23"E	183.18'

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

CASE No. XXX-XXX



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194,610, 214.396.2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A

BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/22/2025	PROJECT NO.: 259019	SCALE: 1 inch = 100 ft.	PAGE 2 OF 3
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CIVIL
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DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS

Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivision of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING

at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE

North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE

South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE

South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 20170000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE

South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2- inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE

South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE,

with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 20240000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE

North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE,

with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

THENCE

North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE

North 01° 04' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through it's duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the INDUSTRIAL BOULEVARD have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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

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

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

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

Rockwall Steel Co., Inc.

By: _____ Date: _____

Sherif Sharawi, Secretary

STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Mark A. Nace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the _____ day of _____, 2025.

Mark A. Nace, RPLS
Texas License No. 5539

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public, in and for the State of Texas

GENERAL NOTES

1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.

2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.

3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.

4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040I, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.

-Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)

-Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.

5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a 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.

6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.

7. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

8. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

CASE No. XXX—XXX

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081

Firm Registration #10194610, 214-396-2339

www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD

LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF

LOT 2, FINAL PLAT REPLAT OF LOT 2

RESUBDIVISION OF INDUSTRIAL ADDITION

RECORDED IN CABINET C, SLIDE 186 IN THE

PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

AND AN UN-PLATTED TRACT OF LAND

OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/15/2025

PROJECT NO.: 259019

SCALE: N/A

PAGE 3 OF 3

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



DATE: September 16, 2025

TO: Nick Keran
4222 Main Street
Dallas, Texas 75226

CC: Sherif Sharawi
500 Airport Road
Terrell, Texas 75160

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

SUBJECT: P2025-030; *Replat for Lots 3 & 4, Block A, Industrial Boulevard*

Nick:

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 September 15, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On September 15, 2025, the City Council approved a motion to approve the Replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name being more prominent.

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department