



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4649 State Highway 276

SUBDIVISION Valk 276 Addition LOT 1 BLOCK A

GENERAL LOCATION located off of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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]

<input checked="" type="checkbox"/> OWNER	<u>Valk Properties VII, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Valk Properties VII, LLC</u>
CONTACT PERSON	<u>Shawn Valk</u>	CONTACT PERSON	<u>Shawn Valk</u>
ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>	ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75082</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	<u>annalys@plattfwmtx.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [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 \$ 595.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23rd DAY OF October, 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 23 DAY OF October, 2025.

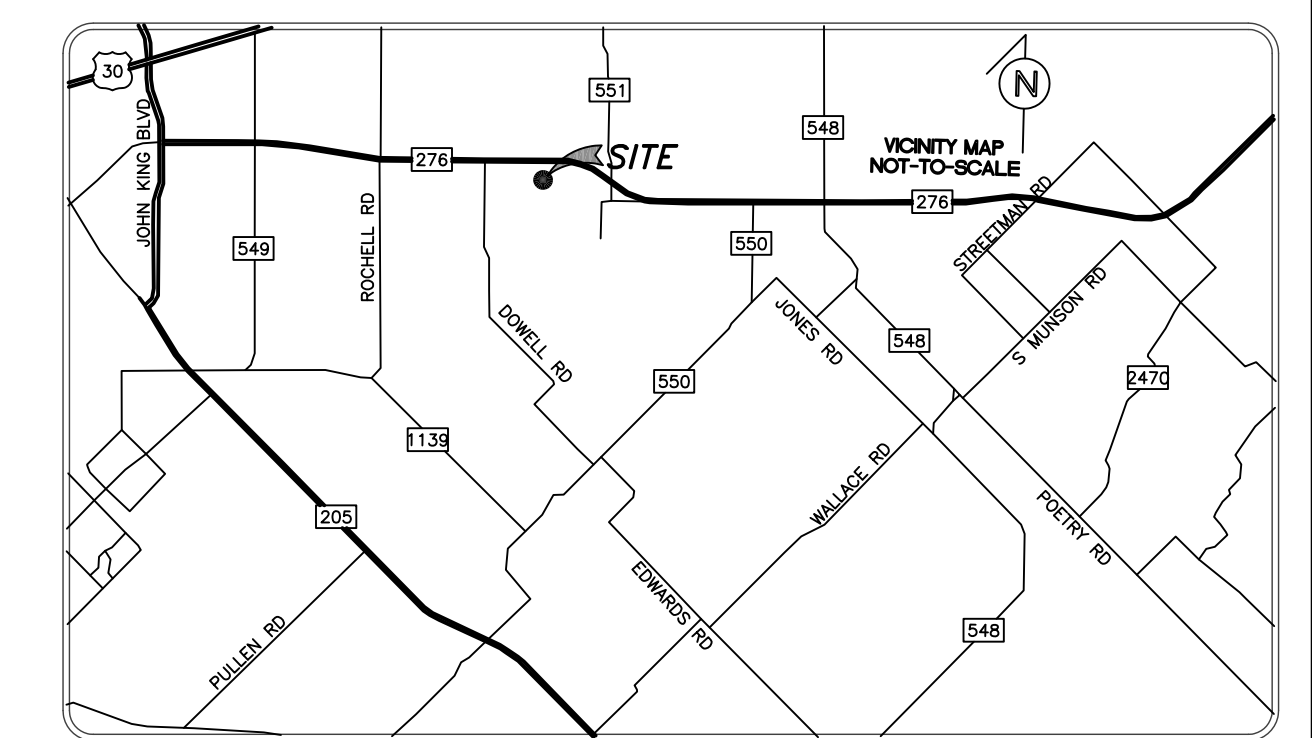
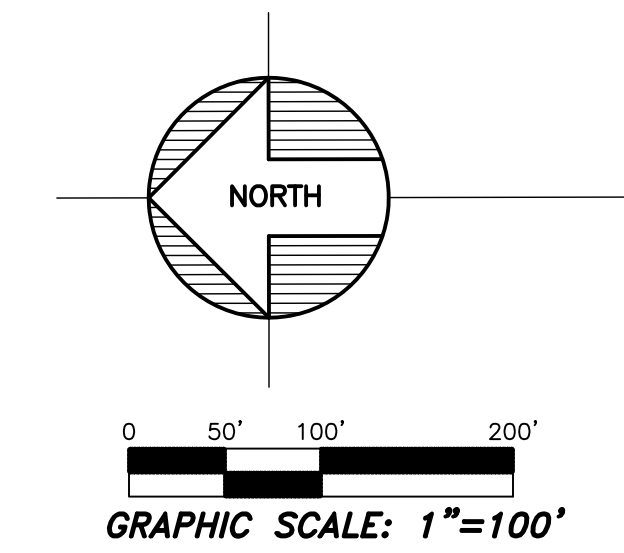
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

ANNALYSE OLSON
My Notary ID # 1302170R7
Expires October 27

MY COMMISSION EXPIRES 10/27/27

CITY BENCHMARKS
COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
 N=7,017,666.982, E=2,622,436.195
COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.682



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'

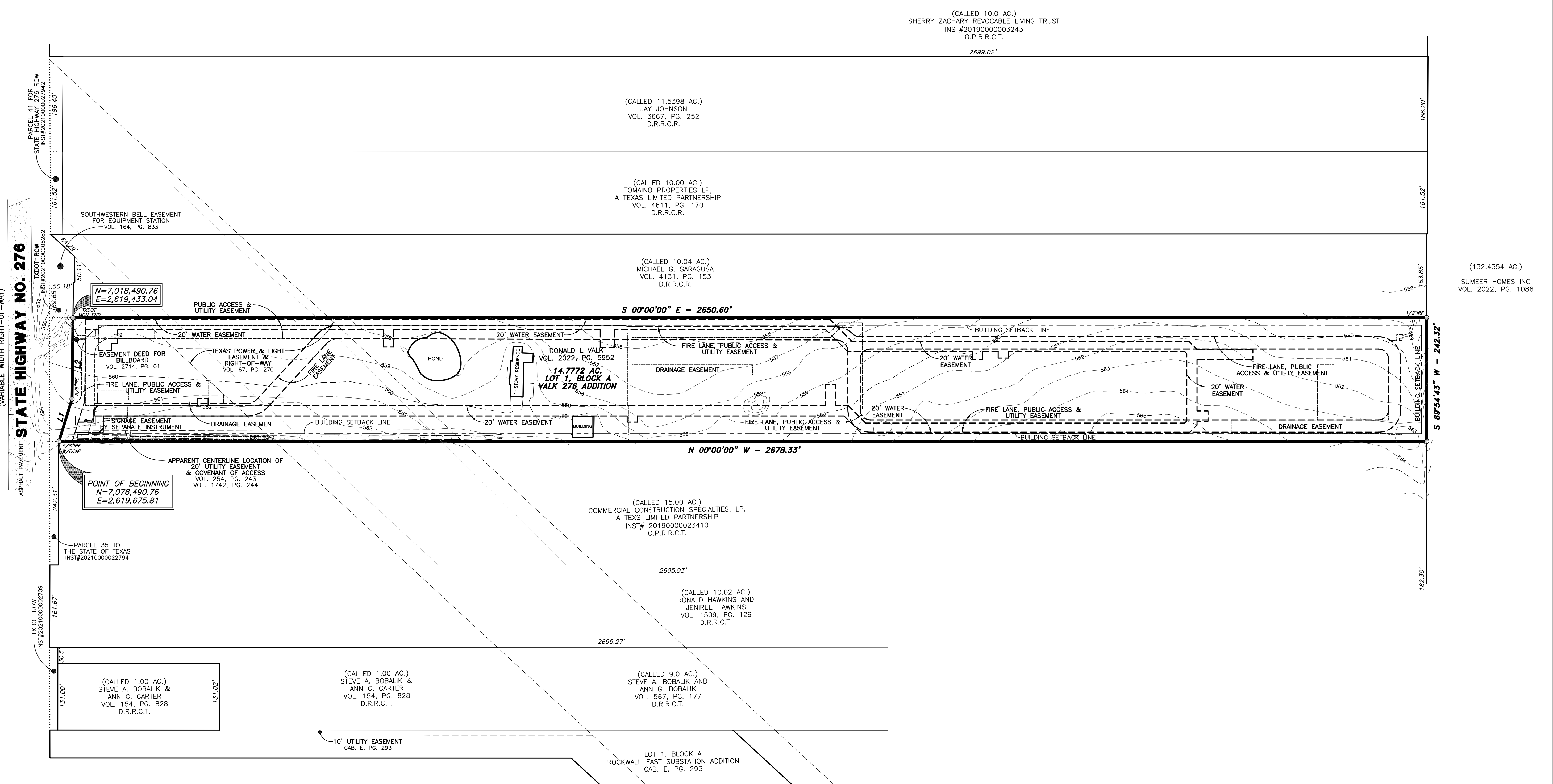
136.87'	136.87'	136.87'
3	2	1
BRAD & JENNIFER PARKER	LONG P. TRUONG	JULIO G. & OLGA M. ZELAYA
248.00'	248.00'	248.00'
136.87'	136.87'	137.09'

SUNNY CIRCLE

136.60'	136.60'	137.08'
28	29	30
ALMA JEAN EDMON	KENNETH & DEBBIE WADE	PRESTIZ ACQUISITIONS LLC
245.12'	245.12'	245.12'
136.60'	136.60'	136.96'

136.60'	136.60'	136.96'
3	2	1
JERRY W. & REGINA G. COX	FEGER/GUNDRUM FAMILY LIVING TRUST	KENNETH & DEBBIE WADE
245.12'	245.12'	245.12'
136.60'	136.60'	136.76'

SUN DRIVE



N=7,018,490.76
 E=2,619,433.04

POINT OF BEGINNING
 N=7,078,490.76
 E=2,619,675.81

(CALLED 11.5398 AC.)
 JAY JOHNSON
 VOL. 3667, PG. 252
 D.R.R.C.R.

(CALLED 10.00 AC.)
 TOMANO PROPERTIES LP,
 A TEXAS LIMITED PARTNERSHIP
 VOL. 4611, PG. 170
 D.R.R.C.R.

(CALLED 10.04 AC.)
 MICHAEL G. SARAGUSA
 VOL. 4131, PG. 153
 D.R.R.C.R.

DONALD L. VALK
 VOL. 2022, PG. 5952
**14.7772 AC.
 LOT 1, BLOCK A
 VALK 276 ADDITION**

(CALLED 15.00 AC.)
 COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
 A TEXS LIMITED PARTNERSHIP
 INST# 2019000023410
 O.P.R.R.C.T.

(CALLED 10.02 AC.)
 RONALD HAWKINS AND
 JENIREE HAWKINS
 VOL. 1509, PG. 129
 D.R.R.C.T.

(CALLED 1.00 AC.)
 STEVE A. BOBALIK &
 ANNI G. CARTER
 VOL. 154, PG. 828
 D.R.R.C.T.

(CALLED 1.00 AC.)
 STEVE A. BOBALIK &
 ANNI G. CARTER
 VOL. 154, PG. 828
 D.R.R.C.T.

(CALLED 9.0 AC.)
 STEVE A. BOBALIK AND
 ANNI G. BOBALIK
 VOL. 567, PG. 177
 D.R.R.C.T.

LOT 1, BLOCK A
 ROCKWALL EAST SUBSTATION ADDITION
 CAB. E, PG. 293

SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

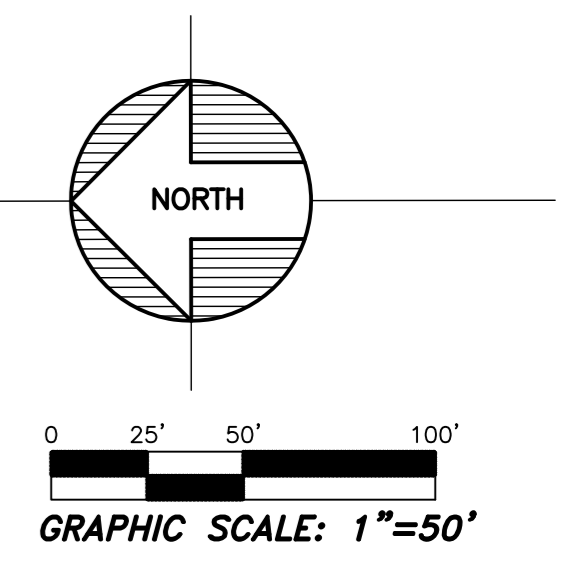
BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETRE@BLUESKYSURVEYING.COM
 TBLPS REGISTRATION NO. 10105700

OWNER
 DONALD L. VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

CITY BENCHMARKS
CDR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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CDR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.682

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"W	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"W	54.92'
A9	S72°55'54"E	25.11'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	40.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N23°37'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	188.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S23°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N03°33'45"E	44.87'
FC3	100.00'	7°07'30"	12.44'	N03°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S03°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	69.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	69.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	69.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N23°37'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S23°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	660.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N00°00'00"E	109.40'
W8	N00°00'00"E	109.40'
W9	N90°00'00"W	100.57'
W10	S00°00'00"E	21.50'
W11	N90°00'00"W	20.00'
W12	N00°00'00"E	21.50'
W13	N90°00'00"W	7.68'
W14	N45°00'00"W	22.43'
W15	N00°00'00"E	641.47'
W16	N45°00'00"E	47.79'
W17	N00°00'00"W	404.88'
W18	S90°00'00"W	12.00'
W19	N00°00'00"W	20.00'
W20	N90°00'00"E	12.00'
W21	N00°00'00"W	1025.48'
W22	N90°00'00"W	23.63'
W23	N45°00'00"W	11.83'
W24	N00°00'00"E	47.12'
W25	S72°55'54"E	20.92'
W26	S00°00'00"E	29.35'
W27	N90°00'00"E	22.76'
W28	S45°00'00"E	13.08'
W29	S00°00'00"E	195.69'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	20.00'
W32	S90°00'00"W	14.50'
W33	S00°00'00"E	1209.38'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"E	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"W	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

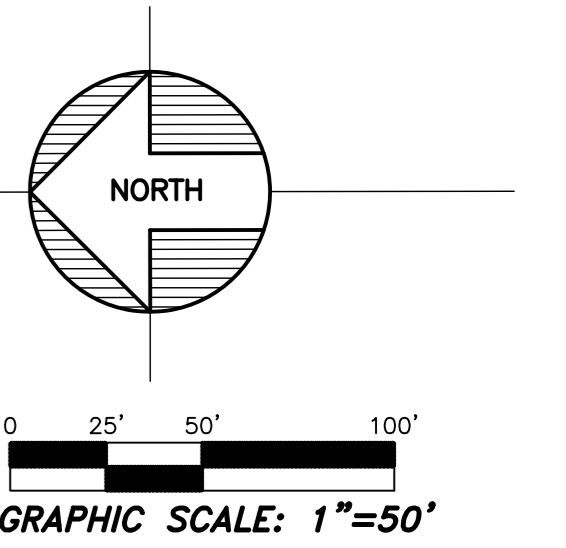
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 11015 MIDWAY ROAD
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 DRP@BLUESKYSURVEYING.COM
 TBP.LS REGISTRATION No. 10105700

OWNER
 DONALD L VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY
 NOVEMBER 13, 2023

STATE HIGHWAY NO. 276

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION



NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S62°00'00"W	19.99'
D3	S00°00'00"W	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N90°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"E	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S88°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N90°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	389.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S90°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	594.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'59"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED DRAINAGE EASEMENT ANNOTATIONS

CITY BENCHMARKS

COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
N=7,017,666.982, E=2,622,436.195

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
N=7,018,063.113, E=2,609,533.682

OWNER

DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

DONALD L VALK IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 16.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2550.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 ADDITION, 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 VALK 276 ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- (3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- (6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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 REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

DONALD L VALK

BY: _____
DONALD L VALK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

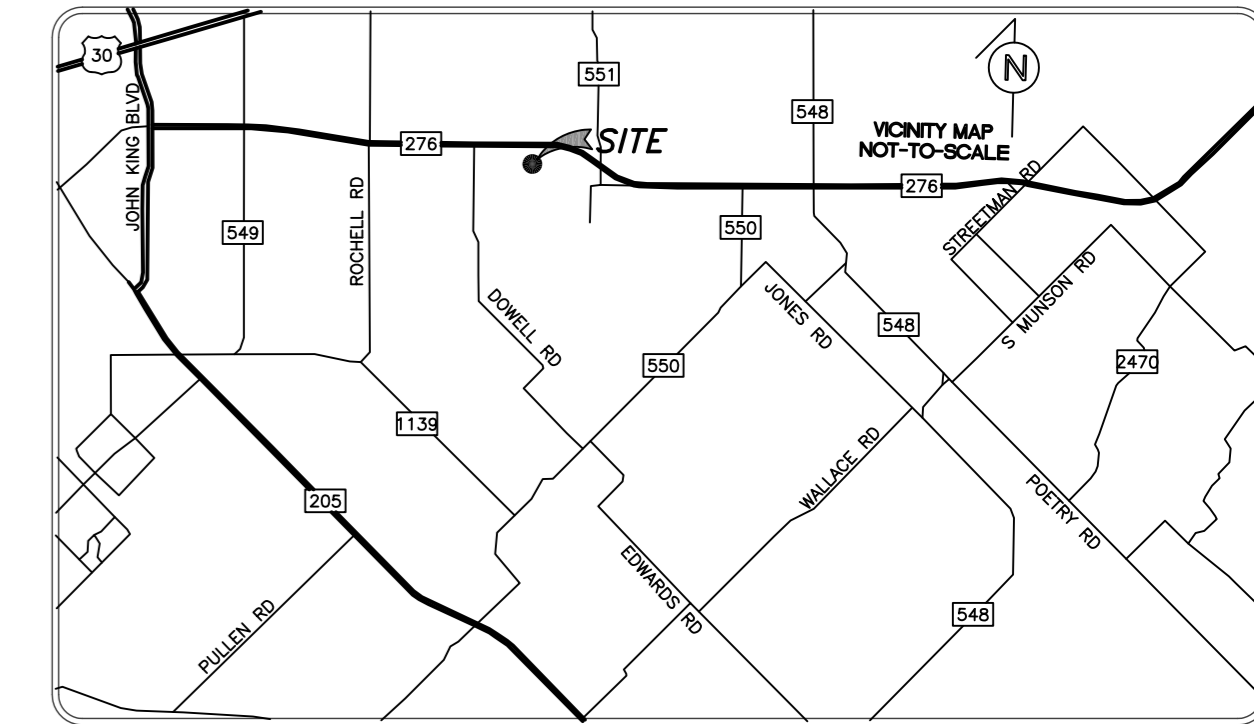
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2023.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



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 4649 State Highway 276

SUBDIVISION Valk 276 Addition LOT 1 BLOCK A

GENERAL LOCATION located off of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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]

<input checked="" type="checkbox"/> OWNER	<u>Valk Properties VII, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Valk Properties VII, LLC</u>
CONTACT PERSON	<u>Shawn Valk</u>	CONTACT PERSON	<u>Shawn Valk</u>
ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>	ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75082</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	<u>annalys@plattfwmtx.com</u>

NOTARY VERIFICATION [REQUIRED]

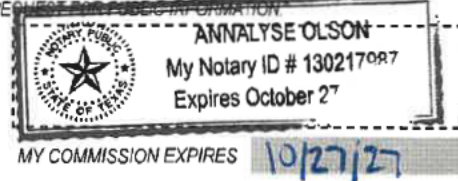
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 595.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23rd DAY OF October, 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 23 DAY OF October, 2025.

OWNER'S SIGNATURE [Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 185 370 740 1,110 1,480 Feet

P2025-040: Final Plat for Lot 1, Block A, Valk Addition 276



Case Location Map = 



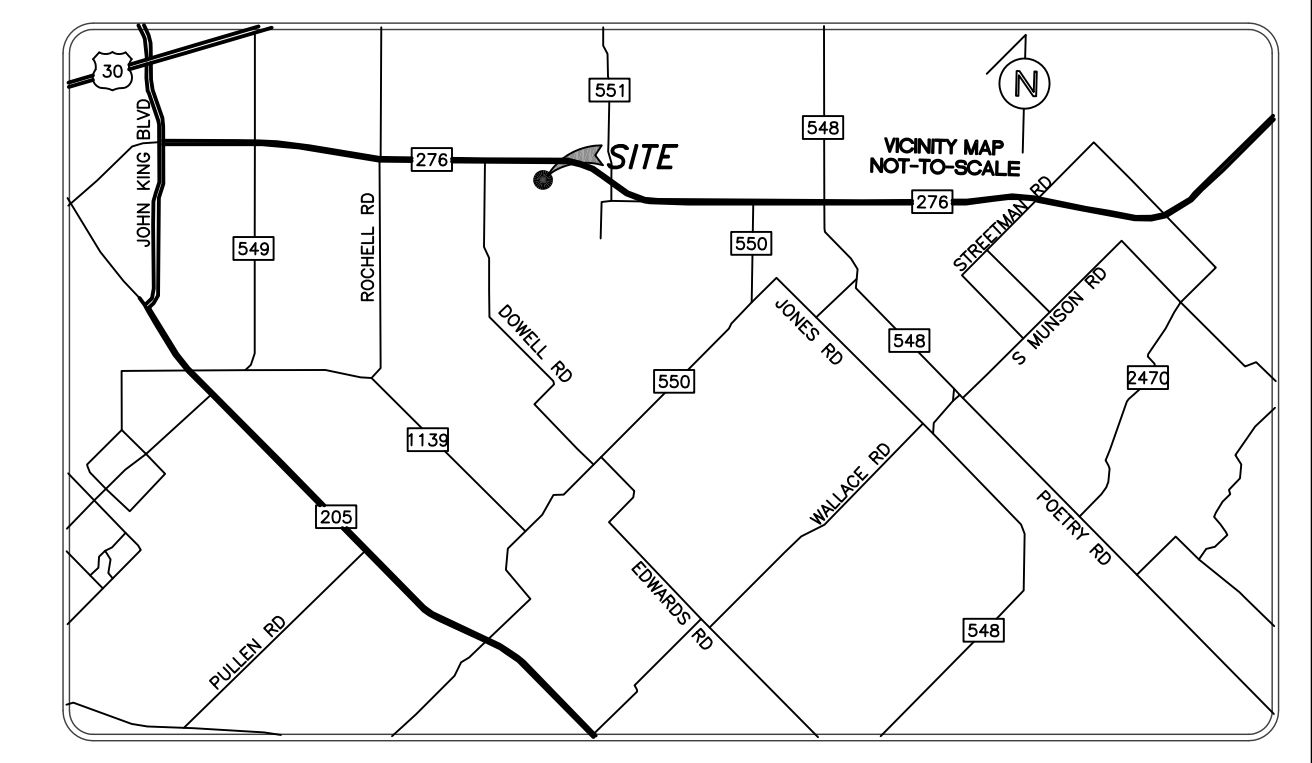
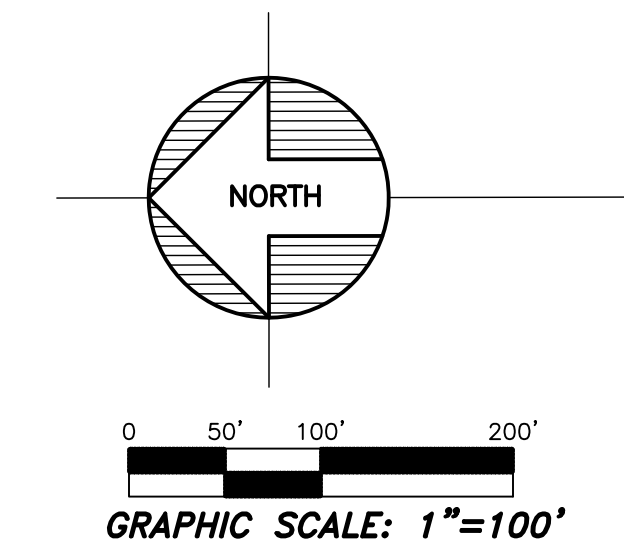
City of Rockwall

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

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

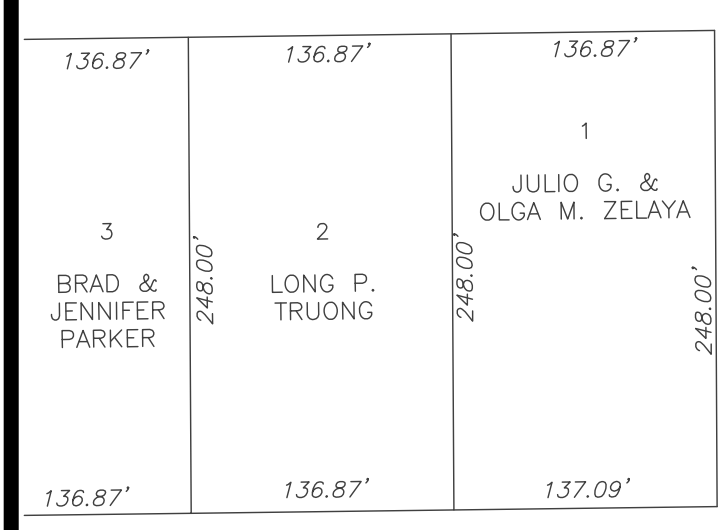


CITY BENCHMARKS
COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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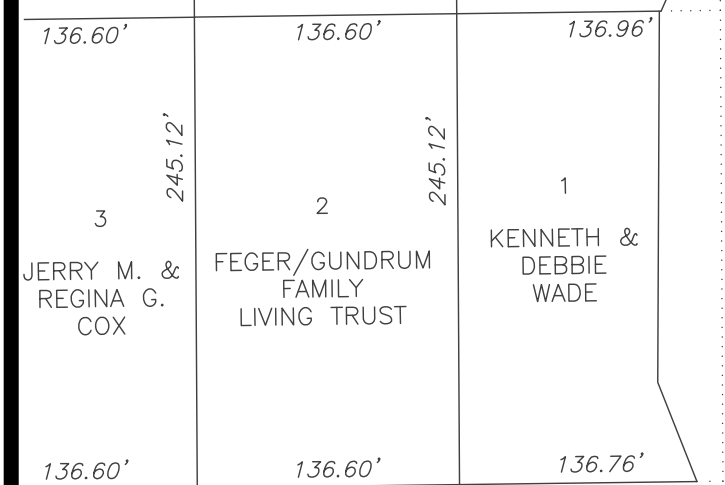
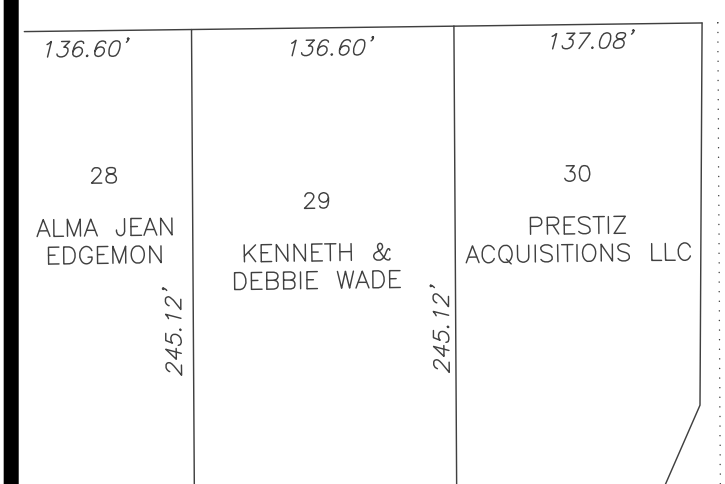


~ LINE TABLE ~

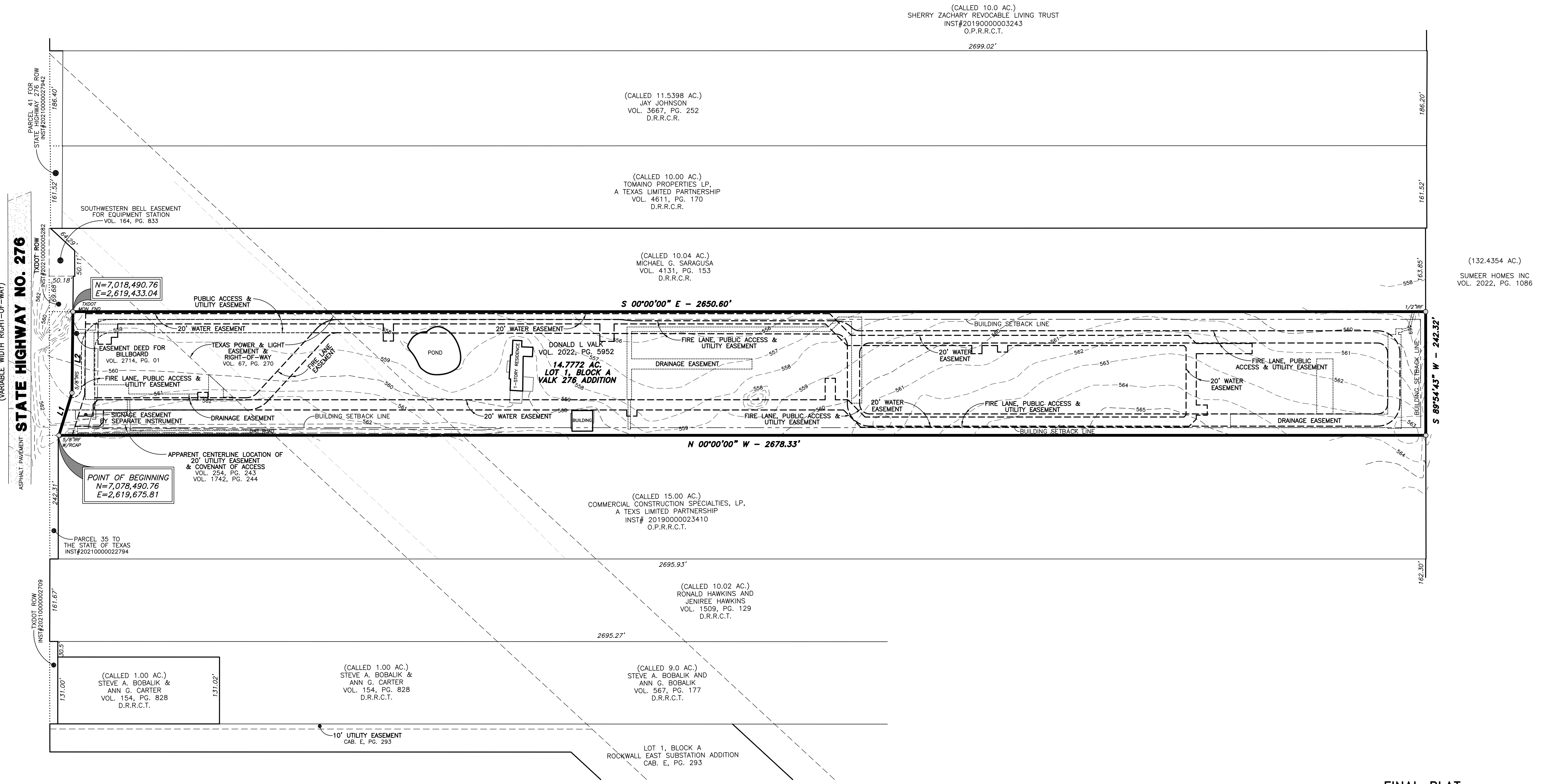
NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'



SUNNY CIRCLE



SUN DRIVE



POINT OF BEGINNING
 N=7,078,490.76
 E=2,619,675.81

(CALLED 11.5398 AC.)
 JAY JOHNSON
 VOL. 3667, PG. 252
 D.R.R.C.R.

(CALLED 10.00 AC.)
 TOMANO PROPERTIES LP,
 A TEXAS LIMITED PARTNERSHIP
 VOL. 4611, PG. 170
 D.R.R.C.R.

(CALLED 10.04 AC.)
 MICHAEL G. SARAGUSA
 VOL. 4131, PG. 153
 D.R.R.C.R.

DONALD L. VALK
 VOL. 2022, PG. 5952

14.7772 AC.
 LOT 1, BLOCK A
 VALK 276 ADDITION

(CALLED 15.00 AC.)
 COMMERCIAL CONSTRUCTION SPECIALTIES, LP,
 A TEXS LIMITED PARTNERSHIP
 INST# 2019000023410
 O.P.R.R.C.T.

(CALLED 10.02 AC.)
 RONALD HAWKINS AND
 JENIREE HAWKINS
 VOL. 1509, PG. 129
 D.R.R.C.T.

(CALLED 1.00 AC.)
 STEVE A. BOBALIK &
 ANNI G. CARTER
 VOL. 154, PG. 828
 D.R.R.C.T.

(CALLED 1.00 AC.)
 STEVE A. BOBALIK &
 ANNI G. CARTER
 VOL. 154, PG. 828
 D.R.R.C.T.

(CALLED 9.0 AC.)
 STEVE A. BOBALIK AND
 ANNI G. BOBALIK
 VOL. 567, PG. 177
 D.R.R.C.T.

LOT 1, BLOCK A
 ROCKWALL EAST SUBSTATION ADDITION
 CAB. E, PG. 293

SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

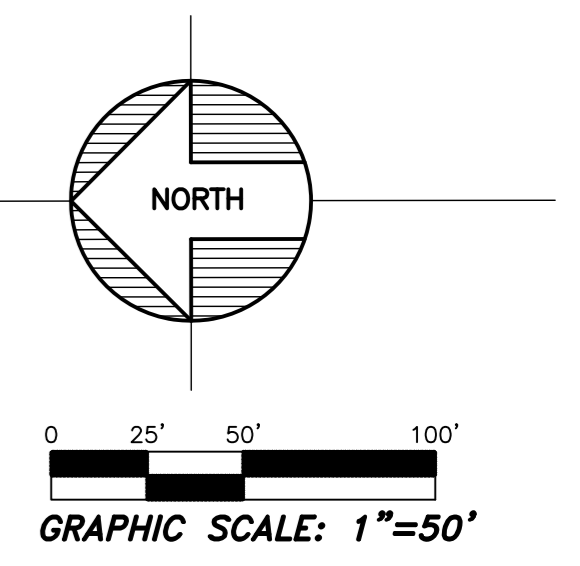
BLUE SKY
 SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETRE@BLUESKYSURVEYING.COM
 TBLPS REGISTRATION NO. 10105700

OWNER
 DONALD L. VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

CITY BENCHMARKS

CDR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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N=7,018,063.113, E=2,609,533.682

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"W	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"W	54.92'
A9	S72°55'54"E	25.11'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	40.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N23°37'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	188.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S23°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N03°33'45"E	44.87'
FC3	100.00'	7°07'30"	12.44'	N03°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S03°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	69.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	69.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	69.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N23°37'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S23°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	660.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N00°00'00"E	109.40'
W8	N90°00'00"W	100.57'
W9	N90°00'00"E	21.50'
W10	S00°00'00"E	21.50'
W11	N90°00'00"W	20.00'
W12	N00°00'00"E	21.50'
W13	N90°00'00"W	7.68'
W14	N45°00'00"W	22.43'
W15	N00°00'00"E	641.47'
W16	N45°00'00"E	47.79'
W17	N00°00'00"W	404.88'
W18	S90°00'00"W	12.00'
W19	N00°00'00"W	20.00'
W20	N90°00'00"E	12.00'
W21	N00°00'00"W	1025.48'
W22	N90°00'00"W	23.63'
W23	N45°00'00"W	11.83'
W24	N00°00'00"E	47.12'
W25	S72°55'54"E	20.92'
W26	S00°00'00"E	29.35'
W27	N90°00'00"E	22.76'
W28	S45°00'00"E	13.08'
W29	S00°00'00"E	195.69'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	20.00'
W32	S90°00'00"W	14.50'
W33	S00°00'00"E	1209.38'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"E	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"W	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

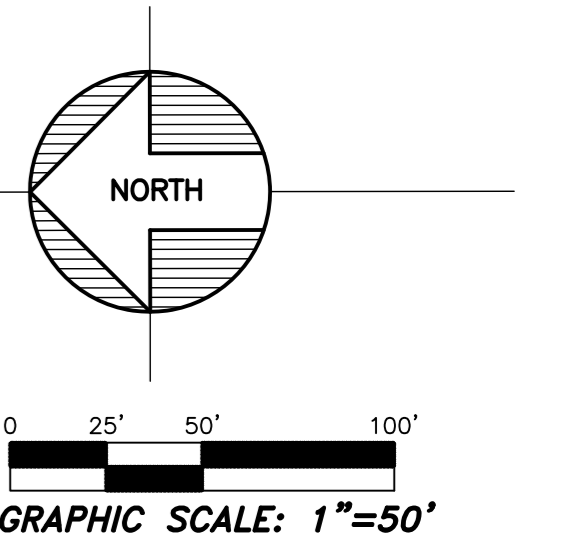
BLUE SKY
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11015 MIDWAY ROAD
DALLAS, TEXAS 75229
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DRP@BLUESKYSURVEYING.COM
TBLPS REGISTRATION No. 10105700

OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY
NOVEMBER 13, 2023

STATE HIGHWAY NO. 276

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION



NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S62°00'00"W	19.99'
D3	S00°00'00"W	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N90°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"E	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S88°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N90°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	389.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S90°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	594.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'59"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED DRAINAGE EASEMENT ANNOTATIONS

CITY BENCHMARKS

COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
N=7,017,666.982, E=2,622,436.195

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
N=7,018,063.113, E=2,609,533.682

OWNER

DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

DONALD L VALK IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 16.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2550.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 ADDITION, 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 VALK 276 ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- (3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- (6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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 REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

DONALD L VALK

BY: _____
DONALD L VALK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

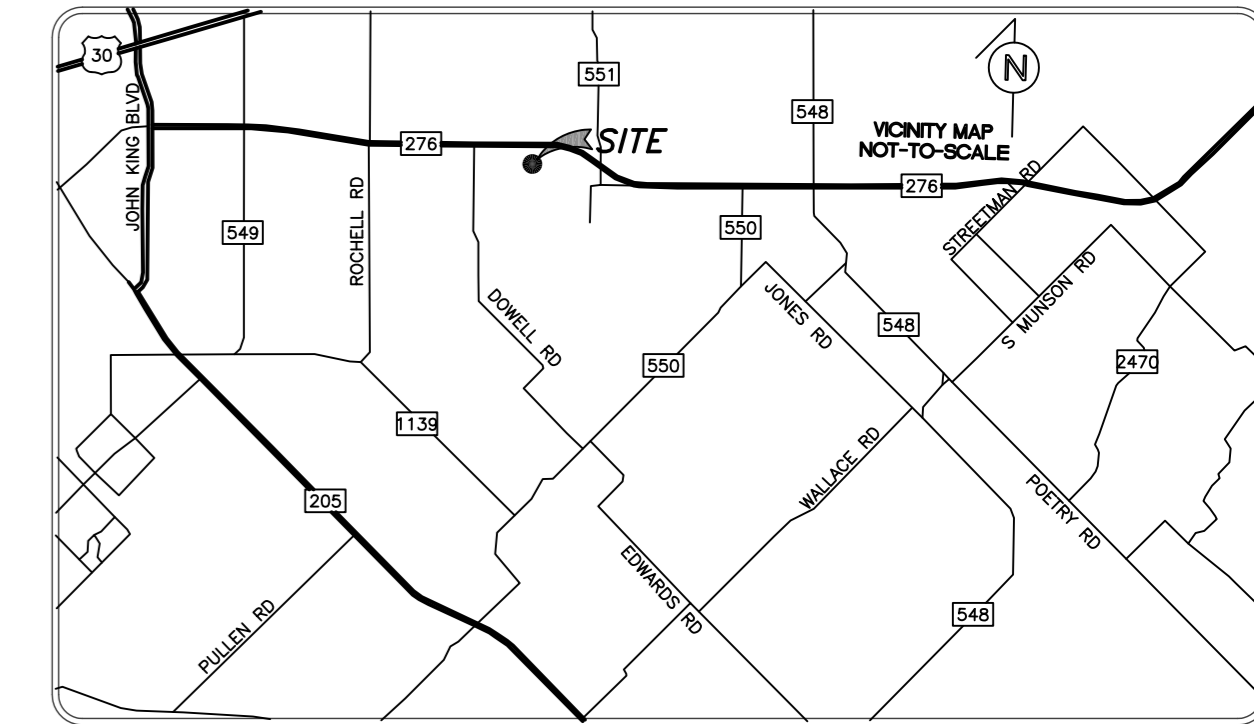
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2023.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



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: January 13, 2026
APPLICANT: Shawn Valk; *Valk Properties VII, LLC*
CASE NUMBER: P2025-040; *Final Plat for Lot 1, Block A, Valk 276 Addition*

SUMMARY

Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a Final Plat for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 14.7772-acre tract of land [*i.e. Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34*] for the purpose of dedicating the easements required to develop the subject property [*i.e. Lot 1, Block A, Valk 276 Addition*] with a *Mini-Warehouse and Office/Warehouse Facility*.
- Background. The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 6, 2022, the City Council approved to rezone [*Case No. Z2022-020*] the subject property from Agricultural (AG) District to Light Industrial (LI) District. On July 26, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-038*] to allow the construction of a *Mini-Warehouse and Office/Warehouse Facility*.
- 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, Valk 276 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 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.

PROJECT COMMENTS



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

DATE: 11/19/2025

PROJECT NUMBER: P2025-040
PROJECT NAME: Final Plat for Lot 1, Block A, Valk Addition
SITE ADDRESS/LOCATIONS: 4649 SH 276

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2025	Needs Review

11/19/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Valk 276 Addition being a 14.7772-acre parcel of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276.

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

M.3 For reference, include the case number (P2025-040) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
Valk 276 Addition
Being
1 Lot
14.7772-Acres or 643, 694.83 SF
Situated in the
J. H. Bailey Survey, Abstract No's. 34 & 44
City of Rockwall, Rockwall County, Texas

M.5 Please include the square footage of the proposed lot on the lot callout. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the buildings, contours, and ponds from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the General Notes 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 Please update the signature block to be in conformance with the final plat signature block provided in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please update the Owner's Dedication to be in conformance with the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 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.11 A full CO shall not be issued until the final plat has been filed with Rockwall County.

I.12 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: January 13, 2026

City Council Meeting: January 20, 2026

I.13 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 Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2025	Approved w/ Comments

- 11/14/2025: 1. Include the latest applicable general notes.
 2. For final plat, remove all existing site features (contours, etc). Only show property lines, ROW, and easements.
 3. Add the width. Min 24'.
 4. Label these. What are these lines?
 5. Label as variable width drainage easements. Need to label areas of detention as well
 6. Label these. What are these lines?
 7. Correct the dates on the bottom of all sheets.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	11/19/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	11/19/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/14/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	11/19/2025	N/A

No Comments



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 4649 State Highway 276

SUBDIVISION Valk 276 Addition LOT 1 BLOCK A

GENERAL LOCATION located off of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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]

<input checked="" type="checkbox"/> OWNER	<u>Valk Properties VII, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Valk Properties VII, LLC</u>
CONTACT PERSON	<u>Shawn Valk</u>	CONTACT PERSON	<u>Shawn Valk</u>
ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>	ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75082</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	<u>annalys@plattfwmtx.com</u>

NOTARY VERIFICATION [REQUIRED]

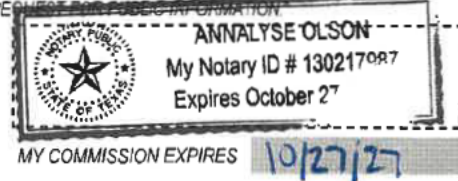
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 595.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23rd DAY OF October, 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 23 DAY OF October, 2025.

OWNER'S SIGNATURE [Signature]

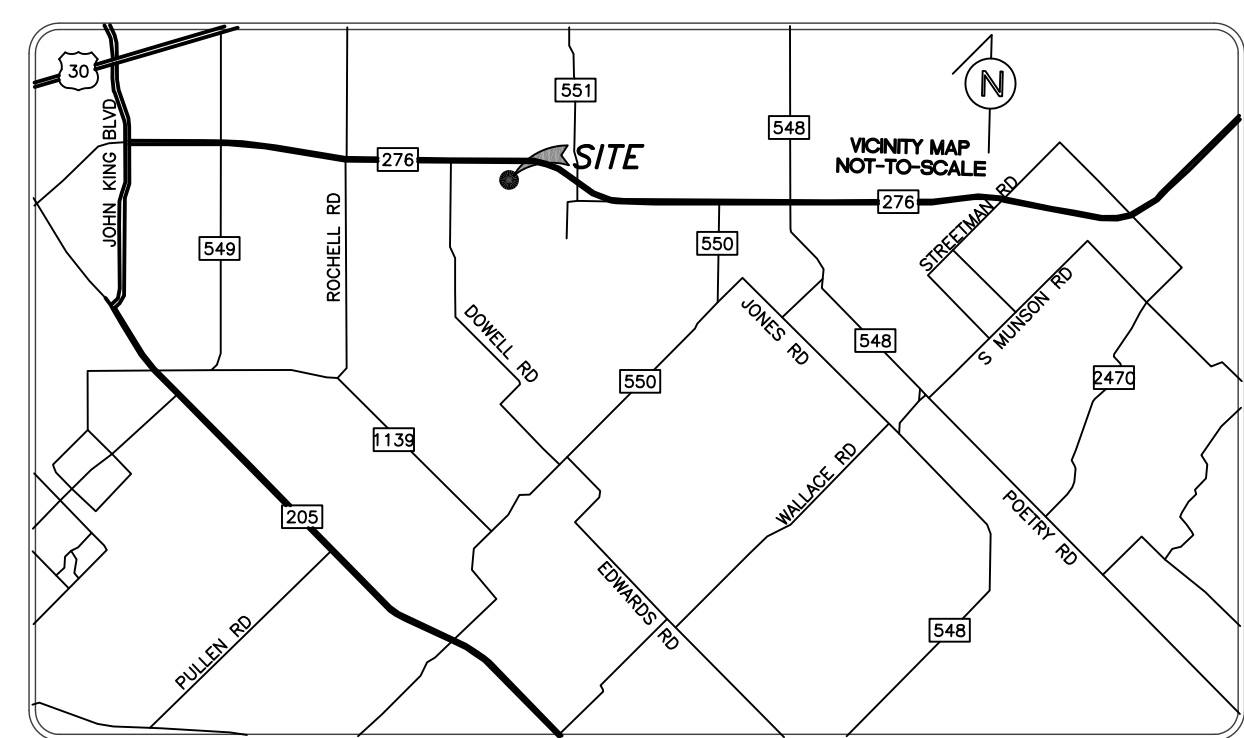
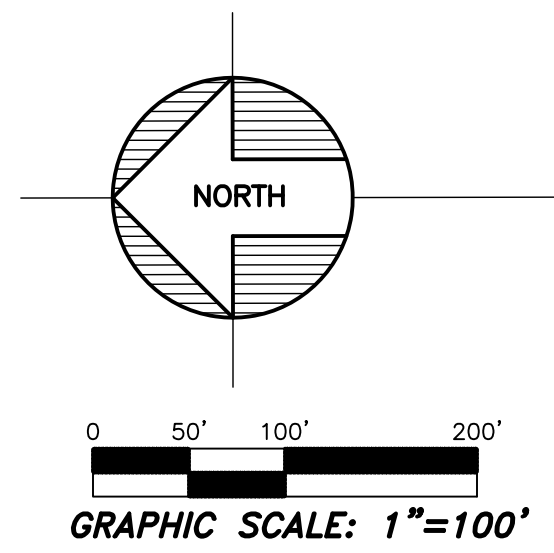
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



CITY BENCHMARKS
CBR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
 N=7,017,666.982, E=2,622,436.195
CBR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.882

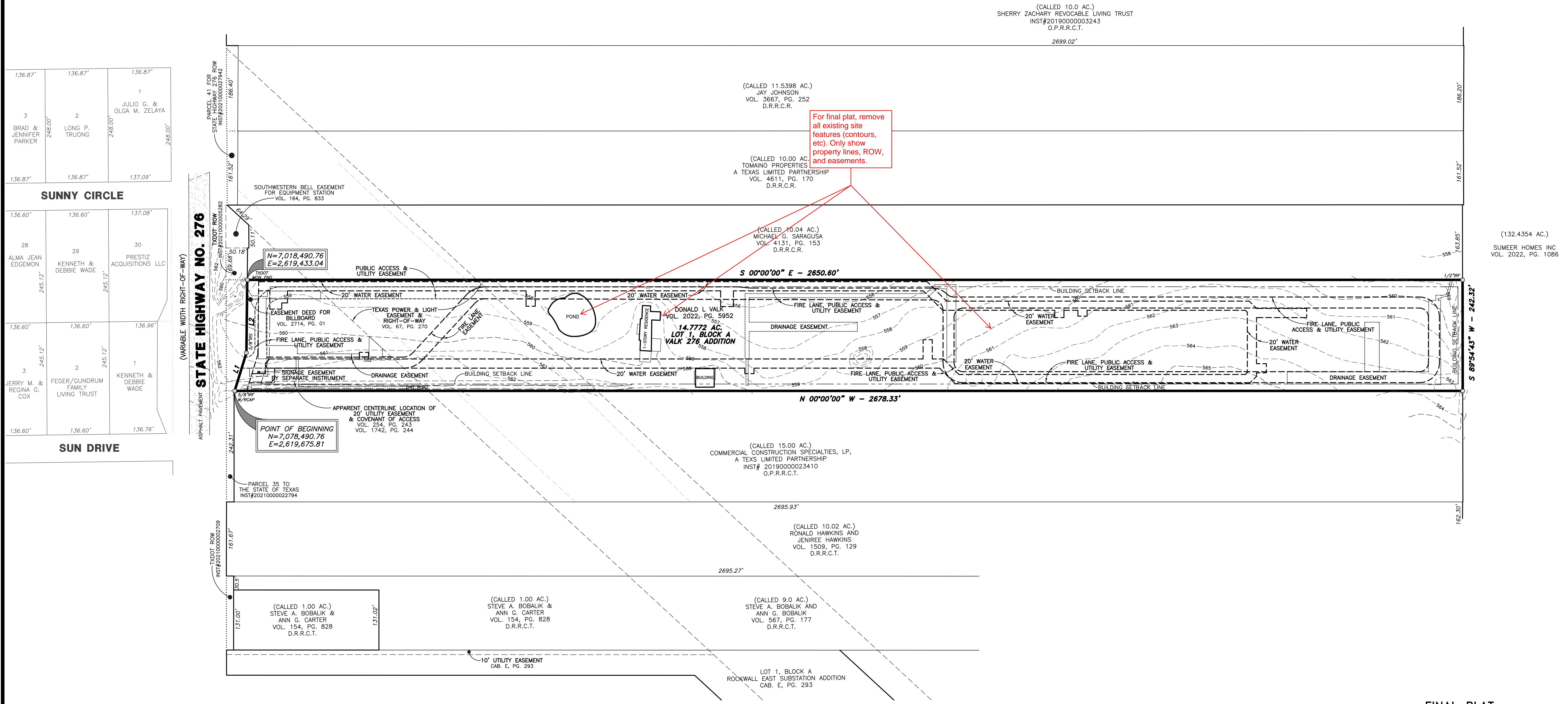
Include the latest applicable general notes.

- GENERAL NOTES [Please add this to any other notes included on the plat]**
- Subdivider's Statement:** Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - Public Improvement Statement:** It shall be the policy of the City of Rockwall to withhold issuing 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.
 - Drainage and Detention Easements:** The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - Fire Lanes:** All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
 - Street Appearance:** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'



SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

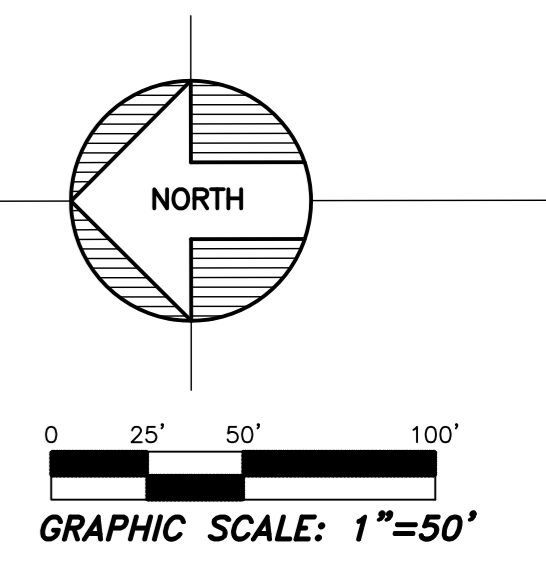


OWNER
 DONALD L. VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

Add the width. Min 24'.

Add the width. Min 24'.

Label these.
What are
these lines?

Add the width. Min 24'.

Add the width. Min 24'.

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

CITY BENCHMARKS
CDR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
 N=7,017,666.982, E=2,622,436.195
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 N=7,018,063.113, E=2,609,533.682

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"E	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"W	54.92'
A9	S72°55'54"E	25.11'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	40.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N23°37'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	188.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S23°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N03°33'45"E	44.87'
FC3	100.00'	7°07'30"	12.44'	N03°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S03°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	69.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	69.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	69.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N23°37'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S23°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	660.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N00°00'00"E	109.40'
W8	N90°00'00"W	100.57'
W9	N90°00'00"E	21.50'
W10	S00°00'00"E	20.00'
W11	N90°00'00"E	21.50'
W12	N00°00'00"E	7.68'
W13	N45°00'00"W	22.43'
W14	N45°00'00"W	641.47'
W15	N00°00'00"E	47.79'
W16	N45°00'00"E	404.88'
W17	S90°00'00"W	12.00'
W18	S90°00'00"W	12.00'
W19	N90°00'00"E	12.00'
W20	N90°00'00"E	1025.48'
W21	N00°00'00"W	23.63'
W22	N45°00'00"W	11.83'
W23	N00°00'00"E	47.12'
W24	S72°55'54"E	20.92'
W25	S00°00'00"E	29.35'
W26	N90°00'00"E	13.08'
W27	S00°00'00"E	195.69'
W28	N90°00'00"E	14.50'
W29	S00°00'00"E	20.00'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	1209.38'
W32	S90°00'00"W	42.09'
W33	S00°00'00"E	20.00'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"E	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"W	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

BLUE SKY
SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

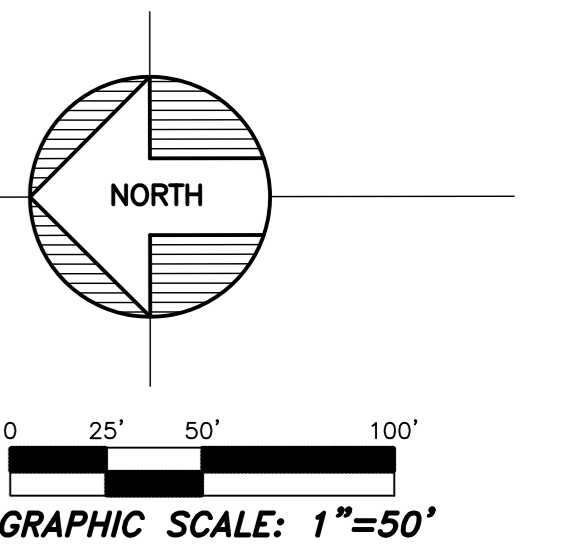
OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

NOVEMBER 13, 2023

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

Label as variable
width drainage
easements. Need to
label areas of
detention as well

Label these.
What are
these lines?

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S62°00'00"W	19.99'
D3	S00°00'00"W	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N90°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"E	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S88°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N90°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	389.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S90°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	594.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'59"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

PROPOSED DRAINAGE EASEMENT ANNOTATIONS

CITY BENCHMARKS

COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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N=7,018,063.113, E=2,609,533.682

OWNER

DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

DONALD L VALK IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 16.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2550.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 ADDITION, 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 VALK 276 ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- (3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- (6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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 REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

DONALD L VALK

BY: _____
DONALD L VALK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

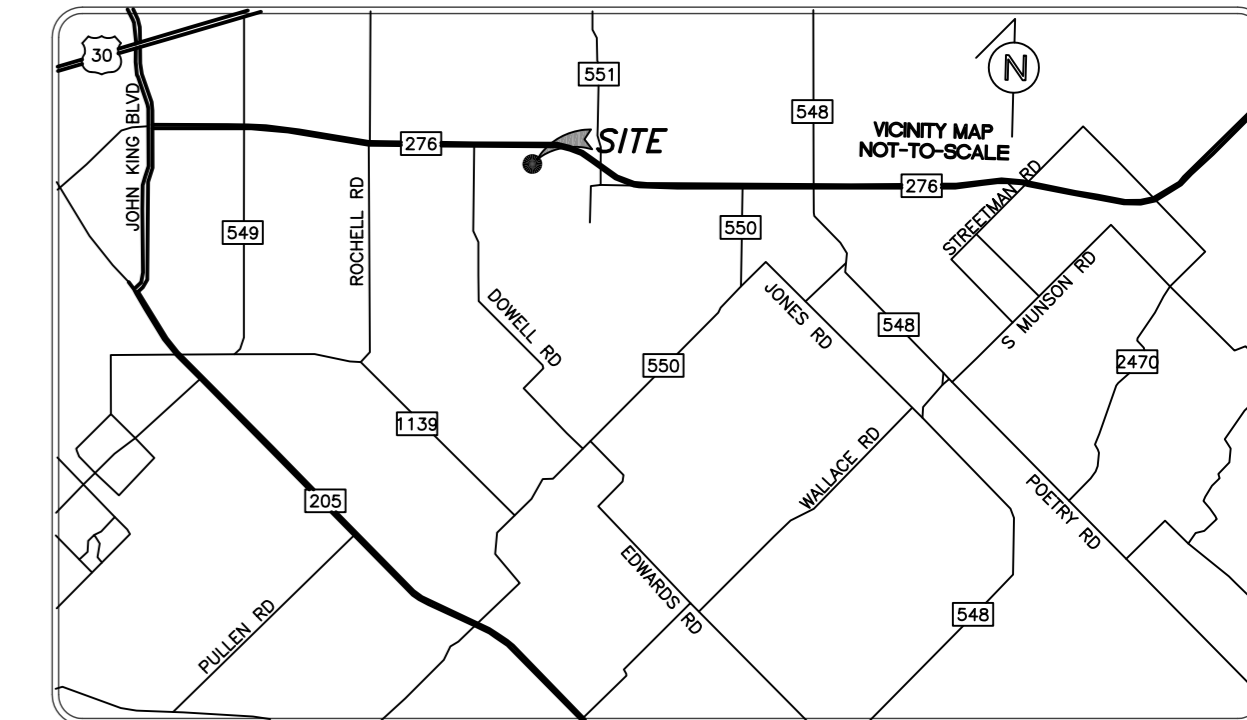
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2023.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$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: 4649 State Highway 276

SUBDIVISION: Valk 276 Addition LOT: 1 BLOCK: A

GENERAL LOCATION: located off of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: [REDACTED] CURRENT USE: [REDACTED]

PROPOSED ZONING: [REDACTED] PROPOSED USE: [REDACTED]

ACREAGE: [REDACTED] LOTS [CURRENT]: [REDACTED] LOTS [PROPOSED]: [REDACTED]

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]

<input checked="" type="checkbox"/> OWNER	<u>Valk Properties VII, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Valk Properties VII, LLC</u>
CONTACT PERSON	<u>Shawn Valk</u>	CONTACT PERSON	<u>Shawn Valk</u>
ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>	ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75082</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	<u>annalys@plattfwmtx.com</u>

NOTARY VERIFICATION [REQUIRED]

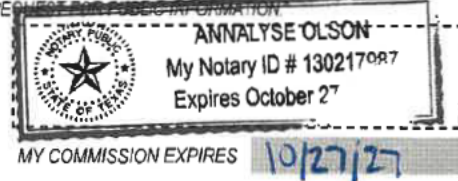
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 595.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23rd DAY OF October, 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 23 DAY OF October, 2025.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 185 370 740 1,110 1,480 Feet

P2025-040: Final Plat for Lot 1, Block A, Valk Addition 276



Case Location Map = 



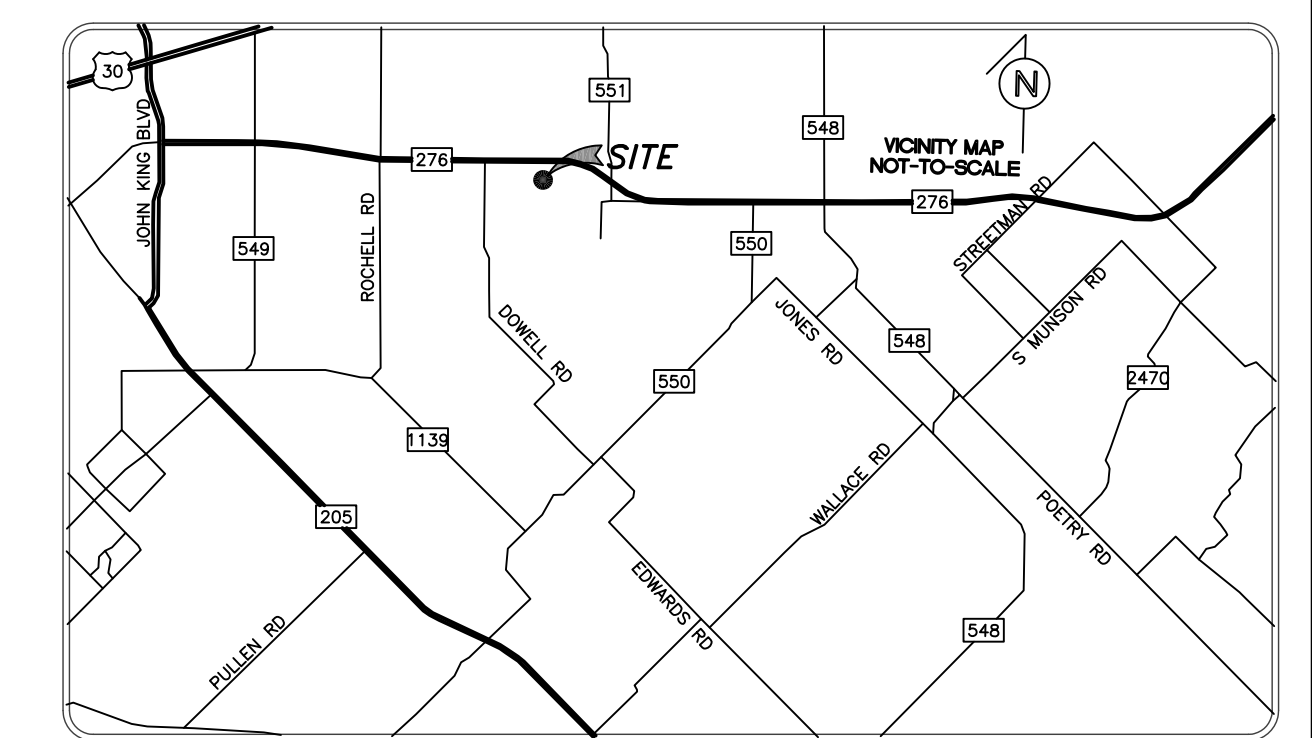
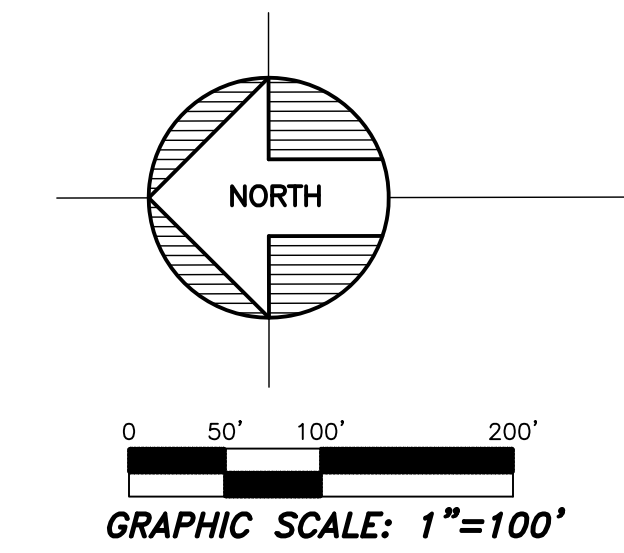
City of Rockwall

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

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



CITY BENCHMARKS
COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.682



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'

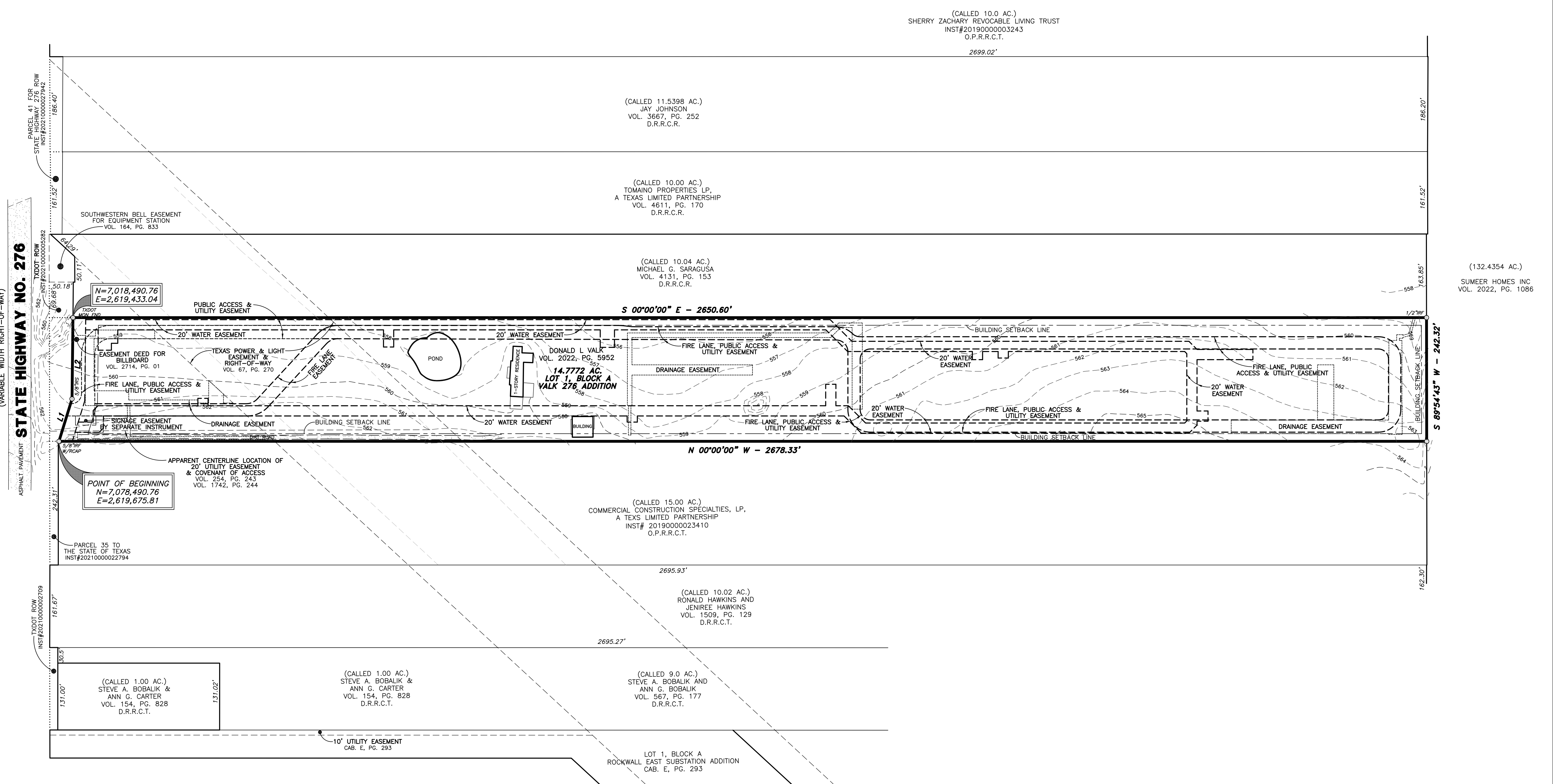
136.87'	136.87'	136.87'
3	2	1
BRAD & JENNIFER PARKER	LONG P. TRUONG	JULIO G. & OLGA M. ZELAYA
248.00'	248.00'	248.00'
136.87'	136.87'	137.09'

SUNNY CIRCLE

136.60'	136.60'	137.08'
28	29	30
ALMA JEAN EDGEMON	KENNETH & DEBBIE WADE	PRESTIZ ACQUISITIONS LLC
245.12'	245.12'	245.12'
136.60'	136.60'	136.96'

SUN DRIVE

136.60'	136.60'	136.96'
3	2	1
JERRY W. & REGINA G. COX	FEGER/GUNDRUM FAMILY LIVING TRUST	KENNETH & DEBBIE WADE
245.12'	245.12'	245.12'
136.60'	136.60'	136.76'



SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

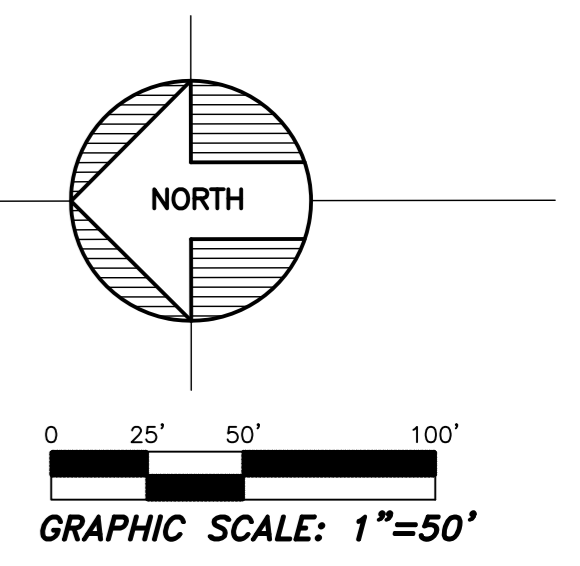
BLUE SKY
 SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETRE@BLUESKYSURVEYING.COM
 TBLPS REGISTRATION NO. 10105700

OWNER
 DONALD L. VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

CITY BENCHMARKS
CDR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
 N=7,017,666.982, E=2,622,436.195
CDR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.682

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"W	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"W	54.92'
A9	S72°55'54"E	25.11'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	40.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N23°37'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	188.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S23°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N03°33'45"E	44.87'
FC3	100.00'	7°07'30"	12.44'	N03°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S03°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	69.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	69.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	69.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N23°37'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S23°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	660.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N00°00'00"E	109.40'
W8	N90°00'00"W	100.57'
W9	N90°00'00"E	21.50'
W10	S00°00'00"E	21.50'
W11	N90°00'00"W	20.00'
W12	N00°00'00"E	21.50'
W13	N90°00'00"W	7.68'
W14	N45°00'00"W	22.43'
W15	N00°00'00"E	641.47'
W16	N45°00'00"E	47.79'
W17	N00°00'00"W	404.88'
W18	S90°00'00"W	12.00'
W19	N00°00'00"W	20.00'
W20	N90°00'00"E	12.00'
W21	N00°00'00"W	1025.48'
W22	N90°00'00"W	23.63'
W23	N45°00'00"W	11.83'
W24	N00°00'00"E	47.12'
W25	S72°55'54"E	20.92'
W26	S00°00'00"E	29.35'
W27	N90°00'00"E	22.76'
W28	S45°00'00"E	13.08'
W29	S00°00'00"E	195.69'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	20.00'
W32	S90°00'00"W	14.50'
W33	S00°00'00"E	1209.38'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"E	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"W	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

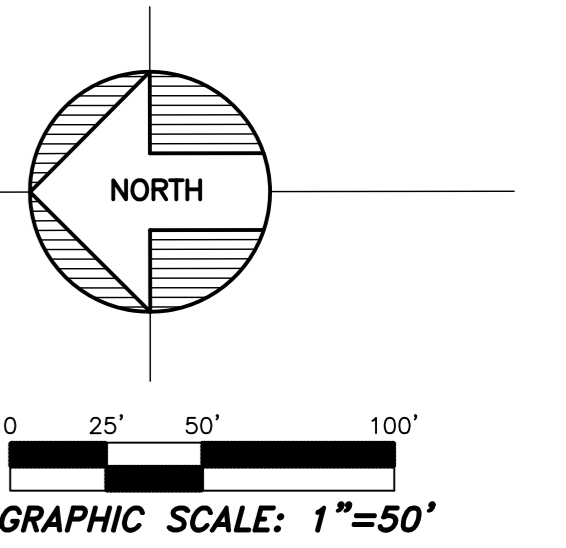
BLUE SKY
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 DRP@PETREE@BLUESKYSURVEYING.COM
 TBP.LS REGISTRATION No. 10105700

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 SUITE 100
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 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY
 NOVEMBER 13, 2023

STATE HIGHWAY NO. 276

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION



NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S62°00'00"W	19.99'
D3	S00°00'00"W	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N90°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"E	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S88°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N90°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	389.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S90°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	594.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'59"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED DRAINAGE EASEMENT ANNOTATIONS

CITY BENCHMARKS

COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
N=7,017,666.982, E=2,622,436.195

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
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OWNER

DONALD L VALK
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SUITE 100
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FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



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FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

DONALD L VALK IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 16.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2550.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 ADDITION, 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 VALK 276 ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- (3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- (6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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 REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

DONALD L VALK

BY: _____
DONALD L VALK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

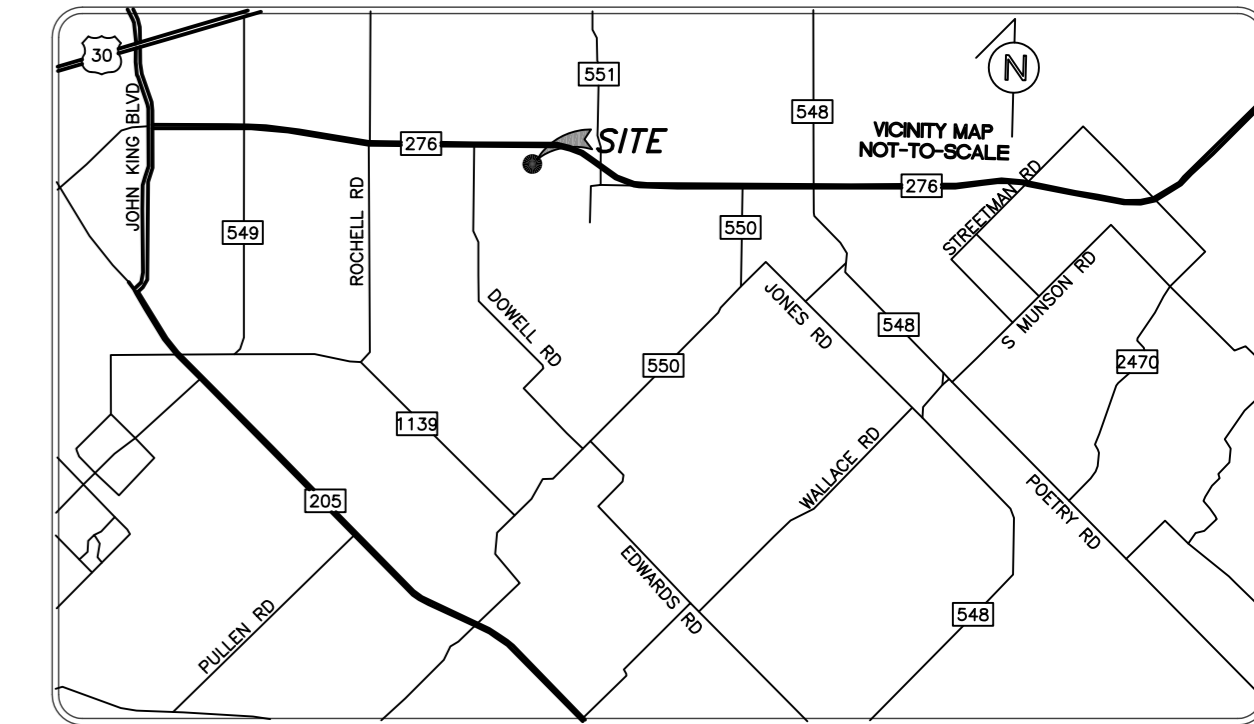
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2023.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



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: January 20, 2026
APPLICANT: Shawn Valk; *Valk Properties VII, LLC*
CASE NUMBER: P2025-040; *Final Plat for Lot 1, Block A, Valk 276 Addition*

SUMMARY

Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a Final Plat for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 14.7772-acre tract of land [*i.e. Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34*] for the purpose of dedicating the easements required to develop the subject property [*i.e. Lot 1, Block A, Valk 276 Addition*] with a *Mini-Warehouse and Office/Warehouse Facility*.
- Background. The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 6, 2022, the City Council approved to rezone [*Case No. Z2022-020*] the subject property from Agricultural (AG) District to Light Industrial (LI) District. On July 26, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-038*] to allow the construction of a *Mini-Warehouse and Office/Warehouse Facility*.
- 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, Valk 276 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 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 January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.



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 4649 State Highway 276

SUBDIVISION Valk 276 Addition LOT 1 BLOCK A

GENERAL LOCATION located off of 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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]

<input checked="" type="checkbox"/> OWNER	<u>Valk Properties VII, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Valk Properties VII, LLC</u>
CONTACT PERSON	<u>Shawn Valk</u>	CONTACT PERSON	<u>Shawn Valk</u>
ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>	ADDRESS	<u>1450 TL Townsend Dr. Ste 100</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75082</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	<u>annalys@plattfwmtx.com</u>

NOTARY VERIFICATION [REQUIRED]

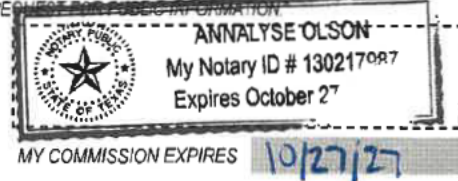
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 595.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23rd DAY OF October, 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 23 DAY OF October, 2025.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 185 370 740 1,110 1,480 Feet

P2025-040: Final Plat for Lot 1, Block A, Valk Addition 276



Case Location Map = 



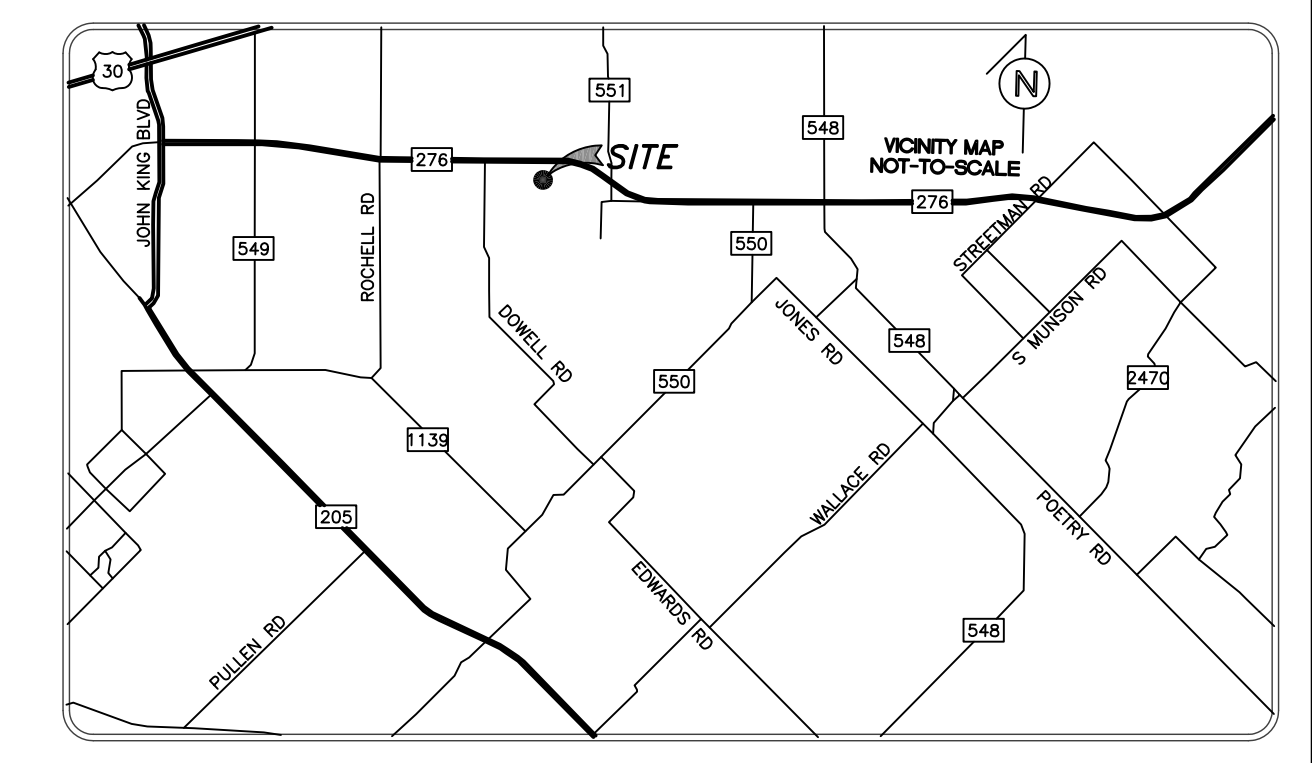
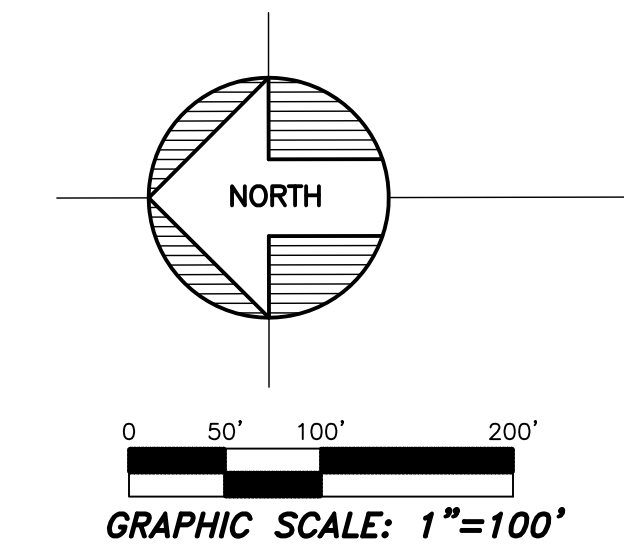
City of Rockwall

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

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



CITY BENCHMARKS
COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
 N=7,017,666.982, E=2,622,436.195
COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
 N=7,018,063.113, E=2,609,533.682



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'

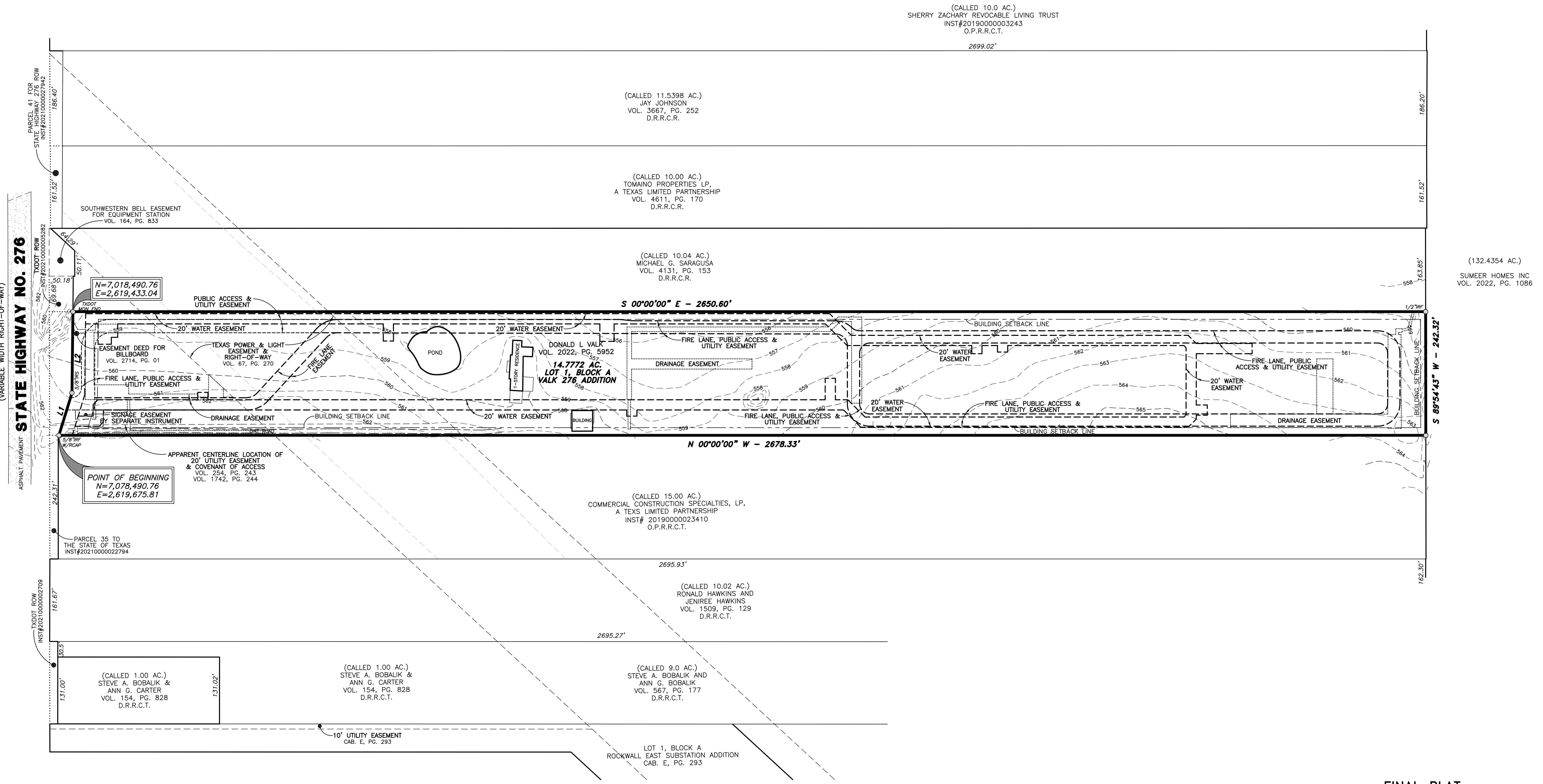
136.87'	136.87'	136.87'
3	2	1
BRAD & JENNIFER PARKER	LONG P. TRUONG	JULIO G. & OLGA M. ZELAYA
248.00'	248.00'	248.00'
136.87'	136.87'	137.09'

SUNNY CIRCLE

136.60'	136.60'	137.08'
28	29	30
ALMA JEAN EDGEMON	KENNETH & DEBBIE WADE	PRESTIZ ACQUISITIONS LLC
245.12'	245.12'	245.12'
136.60'	136.60'	136.96'

SUN DRIVE

136.60'	136.60'	136.96'
3	2	1
JERRY W. & REGINA G. COX	FEGER/GUNDRUM FAMILY LIVING TRUST	KENNETH & DEBBIE WADE
245.12'	245.12'	245.12'
136.60'	136.60'	136.76'



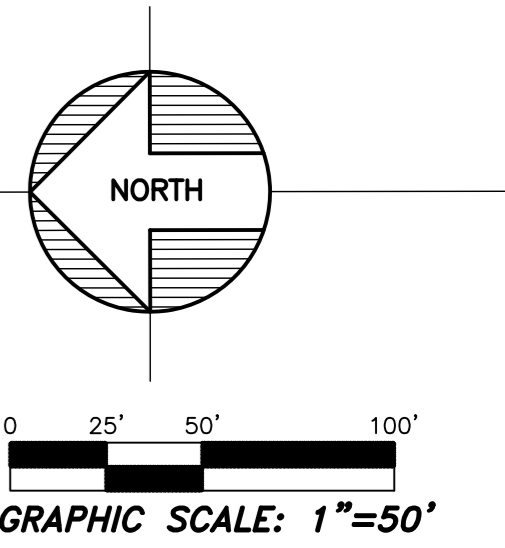
SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

BLUE SKY
 SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600
 DRPETRE@BLUESKYSURVEYING.COM
 TBLPS REGISTRATION NO. 10105700

OWNER
 DONALD L. VALK
 1450 TL TOWNSEND
 SUITE 100
 ROCKWALL, TX 75032
 MOBILE: (469) 222-1597
 FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
 14.7772 ACRES
 J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
 THE CITY OF ROCKWALL, ROCKWALL COUNTY
 NOVEMBER 13, 2023

STATE HIGHWAY NO. 276



14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

CITY BENCHMARKS

CDR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
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N=7,018,063.113, E=2,609,533.682

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"W	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"W	54.92'
A9	S72°55'54"E	25.11'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	40.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N23°37'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	188.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S23°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N03°33'45"E	44.87'
FC3	100.00'	7°07'30"	12.44'	N03°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S03°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	69.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	69.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	69.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N23°37'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S23°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°30'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	660.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N00°00'00"E	109.40'
W8	N90°00'00"W	100.57'
W9	N90°00'00"E	21.50'
W10	S00°00'00"E	21.50'
W11	N90°00'00"W	20.00'
W12	N00°00'00"E	21.50'
W13	N90°00'00"W	7.68'
W14	N45°00'00"W	22.43'
W15	N00°00'00"E	641.47'
W16	N45°00'00"E	47.79'
W17	N00°00'00"W	404.88'
W18	S90°00'00"W	12.00'
W19	N00°00'00"W	20.00'
W20	N90°00'00"E	12.00'
W21	N00°00'00"W	1025.48'
W22	N90°00'00"W	23.63'
W23	N45°00'00"W	11.83'
W24	N00°00'00"E	47.12'
W25	S72°55'54"E	20.92'
W26	S00°00'00"E	29.35'
W27	N90°00'00"E	22.76'
W28	S45°00'00"E	13.08'
W29	S00°00'00"E	195.69'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	20.00'
W32	S90°00'00"W	14.50'
W33	S00°00'00"E	1209.38'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"E	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"W	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBLPS REGISTRATION NO. 10105700

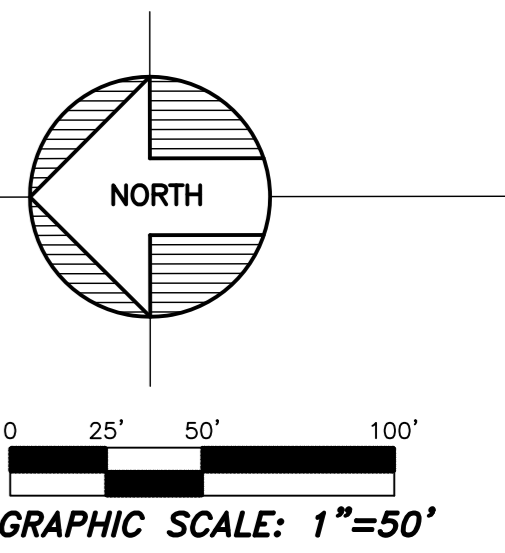
OWNER
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NOVEMBER 13, 2023

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION
14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

STATE HIGHWAY NO. 276

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION



NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S62°00'00"W	19.99'
D3	S00°00'00"W	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N90°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"E	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S88°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N90°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	389.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S90°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	594.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'59"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

14.7772 AC.
LOT 1, BLOCK A
VALK 276 ADDITION

PROPOSED DRAINAGE EASEMENT ANNOTATIONS

CITY BENCHMARKS

COR-20: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.
N=7,017,666.982, E=2,622,436.195

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.
N=7,018,063.113, E=2,609,533.682

OWNER

DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBP.LS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

DONALD L VALK IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 16.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2550.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 ADDITION, 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 VALK 276 ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- (3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- (6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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 REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

DONALD L VALK

BY: _____
DONALD L VALK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

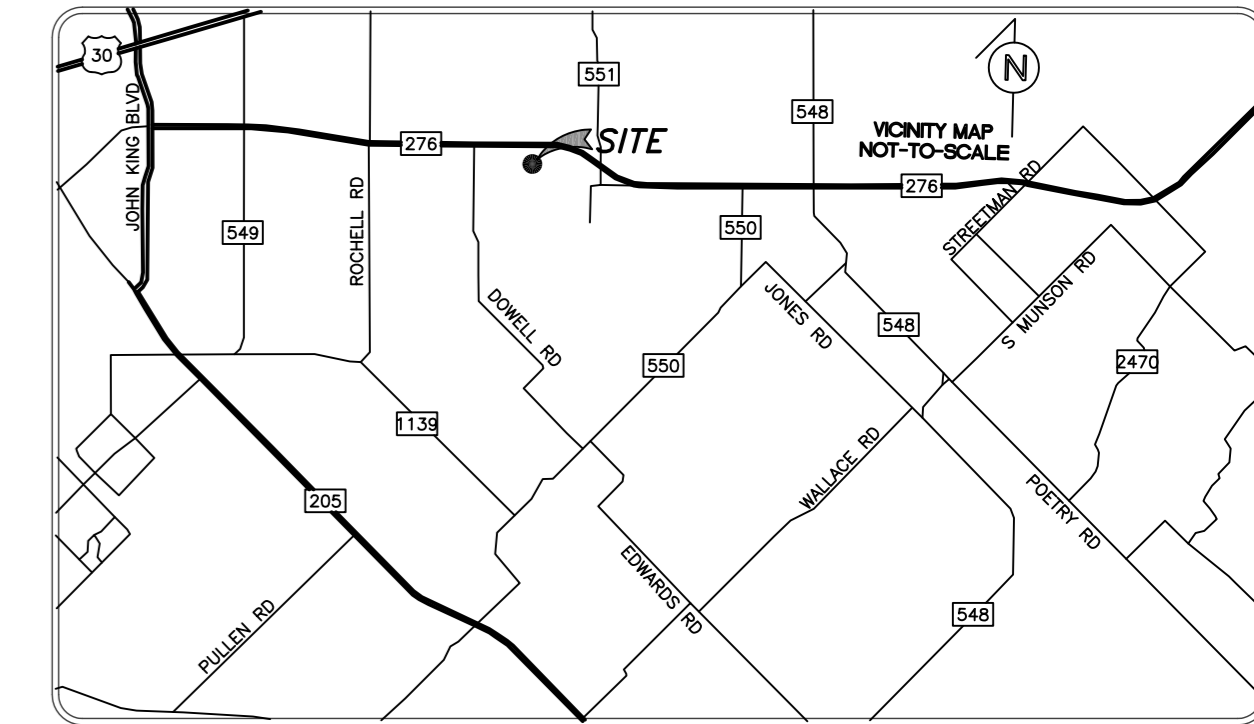
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2023.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



OWNER
DONALD L VALK
1450 TL TOWNSEND
SUITE 100
ROCKWALL, TX 75032
MOBILE: (469) 222-1597
FAX: (469) 718-0451

FINAL PLAT
LOT 1, BLOCK A
VALK 276 ADDITION

14.7772 ACRES
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023



DATE: March 24, 2026

TO: Shawn Valk
Valk Properties VII, LLC
1450 T.L. Townsend Drive, Suite 100
Rockwall, TX 75032

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

SUBJECT: P2025-040; *Final Plat for Lot 1, Block A, Valk 276 Addition*

Shawn Valk:

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 January 20, 2026. 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 January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.

City Council

On January 20, 2026, the City Council approved a motion to approve the final plat 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:

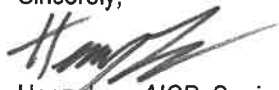
Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

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) 772-6434.

Sincerely,



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