



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 SEC FM 548 AND HWY 276

SUBDIVISION CASEYS BLACKLAND

LOT 1 BLOCK 1

GENERAL LOCATION SEC FM 548 AND HWY 276

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SITE LOCATED IN ROCKWALL ETJ

CURRENT USE VACANT, UNDEVELOPED

PROPOSED ZONING SITE LOCATED IN ROCKWALL ETJ

PROPOSED USE CONVENIENCE STORE AND FUELING STATION

ACREAGE 2.4775

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER RENE E BURNS

APPLICANT KIMLEY HORN

CONTACT PERSON JAMES VALK

CONTACT PERSON STEPHANIE TUTT

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

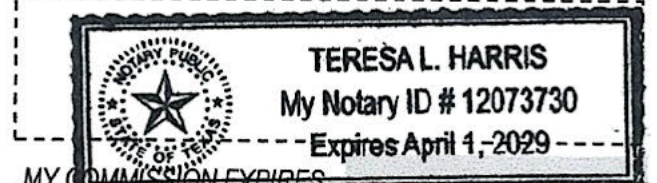
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Renee Burns [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 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 10th DAY OF December, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# CHECKLIST FOR PLAT SUBMITTALS

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

## Case Type:

- Minor/Amending Plat       Replat  
 Final Plat                       Preliminary Plat  
 Master Plat                         Vacation Plat

Case Number

Reviewed By:

Review Date:

**GENERAL REFERENCE:** Chapter 38.7, *Subdivision and Platting Procedures*, of the Municipal Code of Ordinances

**NOTES:** The requirements listed below are applicable to all platting case types, unless otherwise indicated in the '[J]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number <b>TO BE PROVIDED BY STAFF</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan <b>SITE LOCATED WITHIN ETJ</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Parks and Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Preliminary Plat & Master Plat]
✓ Preliminary Drainage Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Preliminary Utility Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two (2) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate title block information in the lower right-hand corner as referenced in Chapter 38.7, <i>Subdivision and Platting Procedures</i> , of the Municipal Code of Ordinances.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the subdividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city at an appropriate scale to determine the general location of the area being platted.
North Point or North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subdivision plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a total lot count.
Dwelling Units/Population Density [Preliminary & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of <i>Dwelling Units</i> and the proposed <i>Population Density</i> (i.e. the total number of <i>Dwelling Units</i> /Total Acreage = <i>Population Density</i> ).
Building Setbacks (Residential Plats <u>ONLY</u> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits/Limits of the Extraterritorial Jurisdiction (ETJ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If contiguous with the area being platted or if visible on the vicinity map, the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) should be clearly labeled.
Utilities (P) [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all Wooded Areas or dense tree clusters.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the <i>Zoning</i> classifications, and the existing and proposed <i>Land Uses</i> . <b>SITE LOCATED WITHIN ETJ</b>
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names, and description of all existing and proposed public and private <i>Parks</i> and <i>Open Spaces</i> . Also, indicate the dimensions, names, and descriptions of all schools and other public uses. A <i>Master Plat</i> shall be accompanied by a <i>Parks and Open Space Plan</i> that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delineation of the boundary of each phase for a proposed subdivision, the order of the development of each phase, and a schedule for the development of each phase.
Dedication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Flood Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Wetlands and Waters of the U.S	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines of delineated Wetlands and Water of the United States (WOTUS) (if applicable).
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
General Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the following General Notes provided in the <i>Standard Plat Wording</i> section of the application packet: (1) Subdivider's Statement (2) Public Improvement Statement (3) Drainage and Detention Easements (4) Fire Lanes (5) Street Appurtenances

Purpose [Conveyance Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the purpose of the conveyance plat under the General Notes section of the plat.
Owner's Certificate of Dedication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the Owner's Certificate of Dedication for all public right-of-way, easements, parks and open space, and other public uses provided in the <i>Standard Plat Wording</i> section of the application packet.
Notary Public Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the <i>Standard Plat Wording</i> section of the application packet.
Surveyor's/Registered Engineer Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor or registered engineer responsible for the surveying the development and/or the preparation of the plat. The Surveyor's/Registered Engineer Certificate is provided in the <i>Standard Plat Wording</i> section of the application packet.
Profiles and Cross Sections for Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Profiles and cross sections of all floodplains shall be shown on the subdivision plat at a minimum distance of 300-feet in order to determine that the subdivision plat will function in accordance with the City's <i>Standards of Design and Construction</i> . These profiles and cross sections shall contain the elevations and source of data for the information provided (if applicable).
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate standard signature block(s) for approval of the plat provided in the <i>Standard Plat Wording</i> section of the application packet.
Compliance with Preliminary Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is the applicant's responsibility to review the proposed plans and plat with any private utility companies such as electric, gas, cable, trash and telecommunications companies.

NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create two lots adn dedicate easements.
6. 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.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. 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.
9. 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.
10. 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).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the \_\_\_ day of \_\_\_, 2025. 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 thirty (30) days from said date of final approval. WITNESS OUR HANDS, This \_\_\_ day of \_\_\_, 2025. Mayor City Secretary

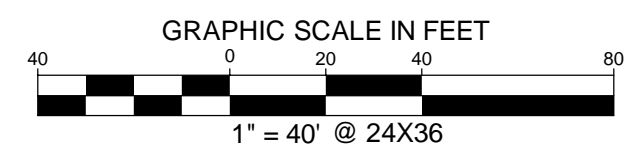
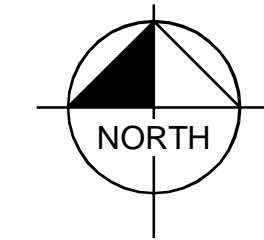
SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 12/27/2024 and that all corners are shown hereon. PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Stanley Crawford Russell Registered Professional Land Surveyor No. 7090

STATE OF TEXAS COUNTY OF SMITH

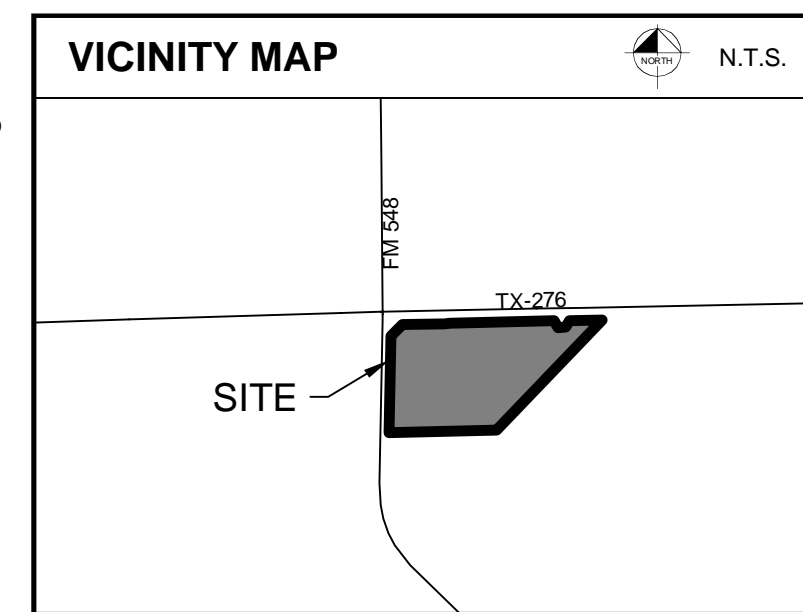
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas



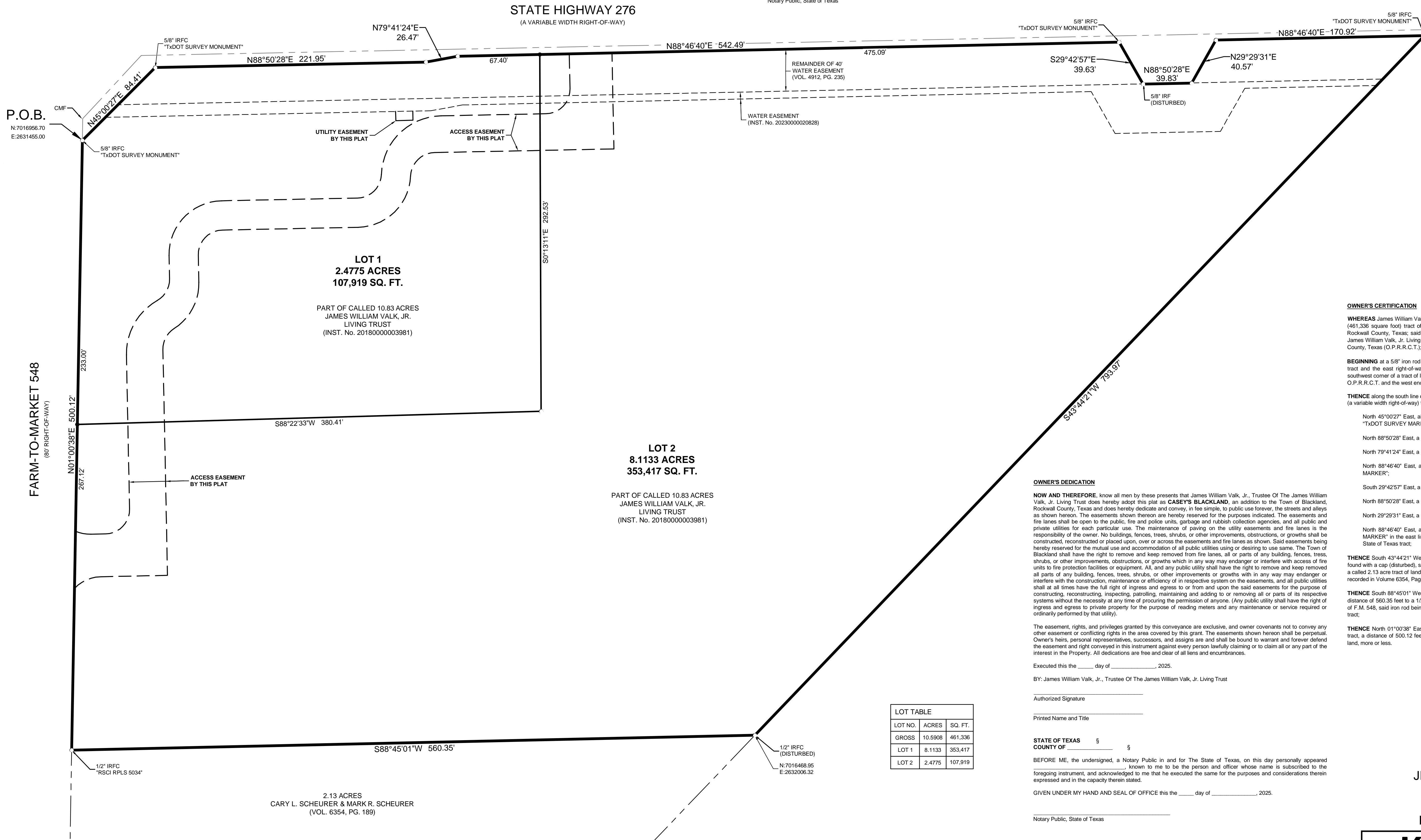
LEGEND

P.O.B. = POINT OF BEGINNING IRFC = IRON ROD FOUND CAPPED CMF = CONCRETE MONUMENT FOUND



LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Adjacent Property Line, Existing Easement Line, Proposed Easement Line, Denial of Access Line.



P.O.B. N:7016956.70 E:2631455.00

FARM-TO-MARKET 548 (60' RIGHT-OF-WAY)

STATE HIGHWAY 276 (A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1 2.4775 ACRES 107,919 SQ. FT.

PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST (INST. No. 2018000003981)

LOT 2 8.1133 ACRES 353,417 SQ. FT.

PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST (INST. No. 2018000003981)

LOT TABLE table with columns: LOT NO., ACRES, SQ. FT. Rows: GROSS (10.5908, 461,336), LOT 1 (8.1133, 353,417), LOT 2 (2.4775, 107,919)

OWNER'S CERTIFICATION

WHEREAS James William Valk, Jr., Trustee of the James William Valk, Jr. Living Trust, is the owner of a 10.5908 acre (461,336 square foot) tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, Town of Blackland, Rockwall County, Texas; said tract being a portion of a called 10.83 acre tract of land described in Warranty Deed to James William Valk, Jr. Living Trust recorded in Instrument Number 2018000003981, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the west line of said 10.83 acre tract and the east right-of-way line of Farm-to-Market 548 (F.M. 548) (an 80' right-of-way), said iron rod being the southwest corner of a tract of land described in Deed to State of Texas recorded in Instrument Number 20210000015812, O.P.R.R.C.T. and the west end of a right-of-way corner clip;

THENCE along the south line of said State of Texas tract and the south right-of-way line of State Highway 276 (S.H. 276) (a variable width right-of-way) the following eight (8) calls:

- North 45°00'27" East, along said corner clip, a distance of 84.41 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
North 88°50'28" East, a distance of 221.95 feet to a point for corner;
North 79°41'24" East, a distance of 26.47 feet to a point for corner;
North 88°46'40" East, a distance of 542.49 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
South 29°42'57" East, a distance of 39.63 feet to a 5/8" iron rod found;
North 88°50'28" East, a distance of 39.83 feet to a point for corner;
North 29°29'31" East, a distance of 40.57 feet to a point for corner;
North 88°46'40" East, a distance of 170.92 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the east line of said 10.83 acre tract, said iron rod being the most easterly southeast corner of said State of Texas tract;

THENCE South 43°44'21" West, along the said east line of 10.83 acre tract, a distance of 793.97 feet to a 1/2" iron rod found with a cap (disturbed), said iron rod being the southeast corner of said 10.83 acre tract and the northeast corner of a called 2.13 acre tract of land described in Warranty Deed with Vendor's Lien to Cary L. Scheurer and Mark R. Scheurer recorded in Volume 6354, Page 189, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 88°45'01" West, along the south line of said 10.83 acre tract and the north line of said 2.13 acre tract, a distance of 560.35 feet to a 1/2" iron rod found with a cap stamped "RSCD RPLS 5034" in the said east right-of-way line of F.M. 548, said iron rod being the southwest corner of said 10.83 acre tract and the northwest corner of said 2.13 acre tract;

THENCE North 01°00'38" East, along the said east right-of-way line of F.M. 548 and the said west line of 10.83 acre tract, a distance of 500.12 feet to the POINT OF BEGINNING and containing 461,336 square feet or 10.5908 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust does hereby adopt this plat as CASEY'S BLACKLAND, an addition to the Town of Blackland, Rockwall County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Blackland shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all parts of any building, fences, trees, shrubs, or other improvements or growths with in any way may endanger or interfere with the construction, maintenance or efficiency of in respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and right conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Executed this the \_\_\_ day of \_\_\_, 2025.

BY: James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust

Authorized Signature

Printed Name and Title

STATE OF TEXAS COUNTY OF SMITH

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared [Name], known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas

SURVEYOR KIMLEY-HORN AND ASSOC. INC. 110 N. COLLEGE AVENUE, SUITE 1800 TYLER, TEXAS 75702 STANLEY CRAWFORD RUSSELL, RPLS TEL. NO. 817-335-6511 Stan.C.Russell@Kimley-Horn.com

OWNER JAMES WILLIAM VALK, JR., TRUSTEE OF THE JAMES WILLIAM VALK, JR. LIVING TRUST P.O. BOX 508 FATE, ROCKWALL COUNTY, TEXAS 75132

PRELIMINARY PLAT CASEY'S BLACKLAND 10.5908 ACRES JEREMIAH R. MARRS SURVEY, ABSTRACT No. 152 TOWN OF BLACKLAND, ROCKWALL COUNTY, TEXAS

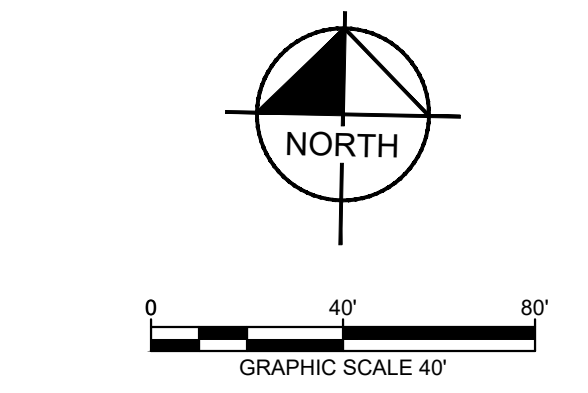
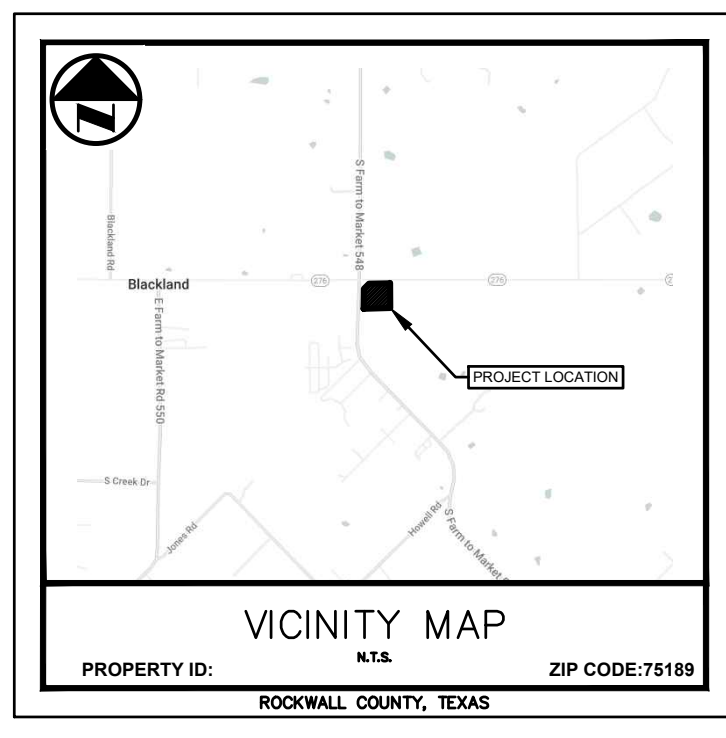
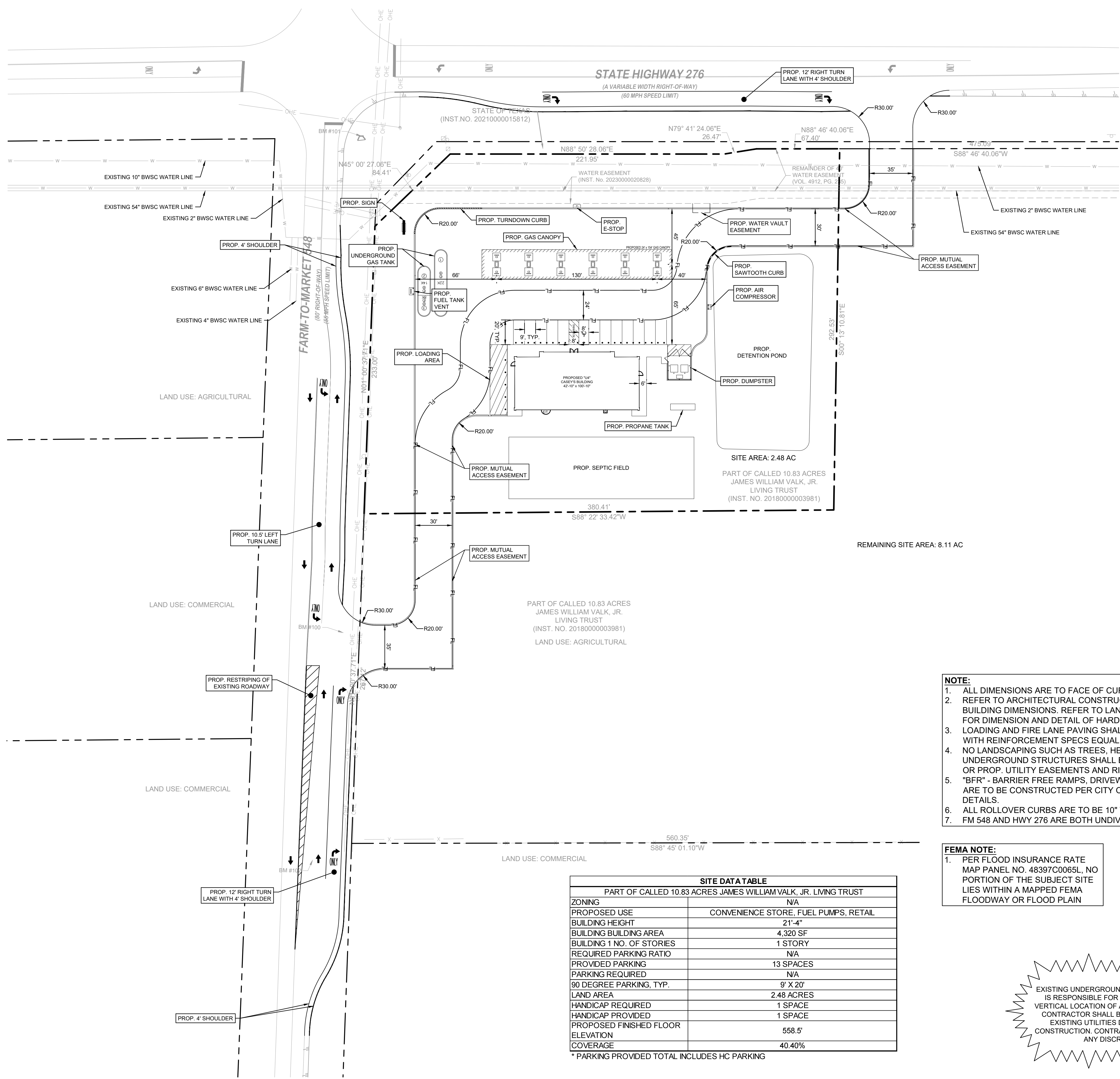
Kimley Horn logo

110 N. College Avenue, Suite 1800 FIRM # 10194040 Tel. No. (903) 617-5839 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 40', MKK, SCR, 05/13/2025, 060007507, 1 OF 1

2025-12-23 10:52:00  
 JAMES  
 48397C0065L  
 LAST SAID  
 12/23/25 10:52:00 AM  
 K:\AUGUST\2025\12\23\25\10:52:00 AM  
 DWS:PAVE  
 DIVISION

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**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- - - - EXISTING OVERHEAD ELECTRIC LINE
- - - - EXISTING WATER LINE
- - - - EXISTING SANITARY SEWER LINE
- - - - SAW CUT
- - - - EXISTING ASPHALT
- - - - PROP. RETAINING WALL
- - - - PROP. SANITARY SEWER LINE
- - - - PROP. WATER LINE
- - - - PROP. HEADWALL
- ⊕ ACCESSIBLE PARKING SYMBOL
- ⊕ NUMBER OF PARKING SPACES
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GREASE TRAP
- ⊕ PUBLIC SIDEWALK

**KEY**

- EX. EXISTING
- PROP. PROP.
- LP PROP. LIGHT POLE
- CONC. CONCRETE
- OHE OVERHEAD ELECTRIC
- GI GRATE INLET
- P.E. PEDESTRIAN EASEMENT
- BFR BARRIER FREE RAMP

- NOTE:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSION AND DETAIL OF HARDSCAPE.
  - LOADING AND FIRE LANE PAVING SHALL BE CLASS P1 CONCRETE WITH REINFORCEMENT SPECS EQUAL TO CITY STREETS.
  - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROP. UTILITY EASEMENTS AND RIGHT OF WAY.
  - "BFR" - BARRIER FREE RAMPS, DRIVEWAYS, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED PER CITY OF BLACKLAND STANDARD DETAILS.
  - ALL ROLLOVER CURBS ARE TO BE 10" WIDE AND 6" TALL.
  - FM 548 AND HWY 276 ARE BOTH UNDIVIDED ROADWAYS.

- FEMA NOTE:**
- PER FLOOD INSURANCE RATE MAP PANEL NO. 48397C0065L, NO PORTION OF THE SUBJECT SITE LIES WITHIN A MAPPED FEMA FLOODWAY OR FLOOD PLAIN



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE DATA TABLE	
PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST	
ZONING	N/A
PROPOSED USE	CONVENIENCE STORE, FUEL PUMPS, RETAIL
BUILDING HEIGHT	21'-4"
BUILDING BUILDING AREA	4,320 SF
BUILDING 1 NO. OF STORIES	1 STORY
REQUIRED PARKING RATIO	N/A
PROVIDED PARKING	13 SPACES
PARKING REQUIRED	N/A
90 DEGREE PARKING, TYP.	9' X 20'
LAND AREA	2.48 ACRES
HANDICAP REQUIRED	1 SPACE
HANDICAP PROVIDED	1 SPACE
PROPOSED FINISHED FLOOR ELEVATION	558.5'
COVERAGE	40.40%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

- BENCH MARK LIST**
- BM #100 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
  - BM #101 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.  
 NORTHING: 7018054.92  
 EASTING: 2631826.97  
 ELEV. = 553.65'
  - BM #102 "12" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017467.80  
 EASTING: 2631799.41  
 ELEV. = 563.78'

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 PHONE: 512-616-8942  
 WWW.KIMLEY-HORN.COM TX F-528

NO.	REVISIONS	DATE	BY

**BLACKLAND CASEY'S PRELIMINARY PLAN**

**SITE PLAN**

BLACKLAND, TEXAS

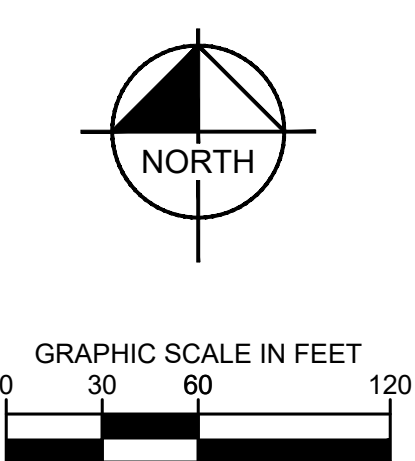
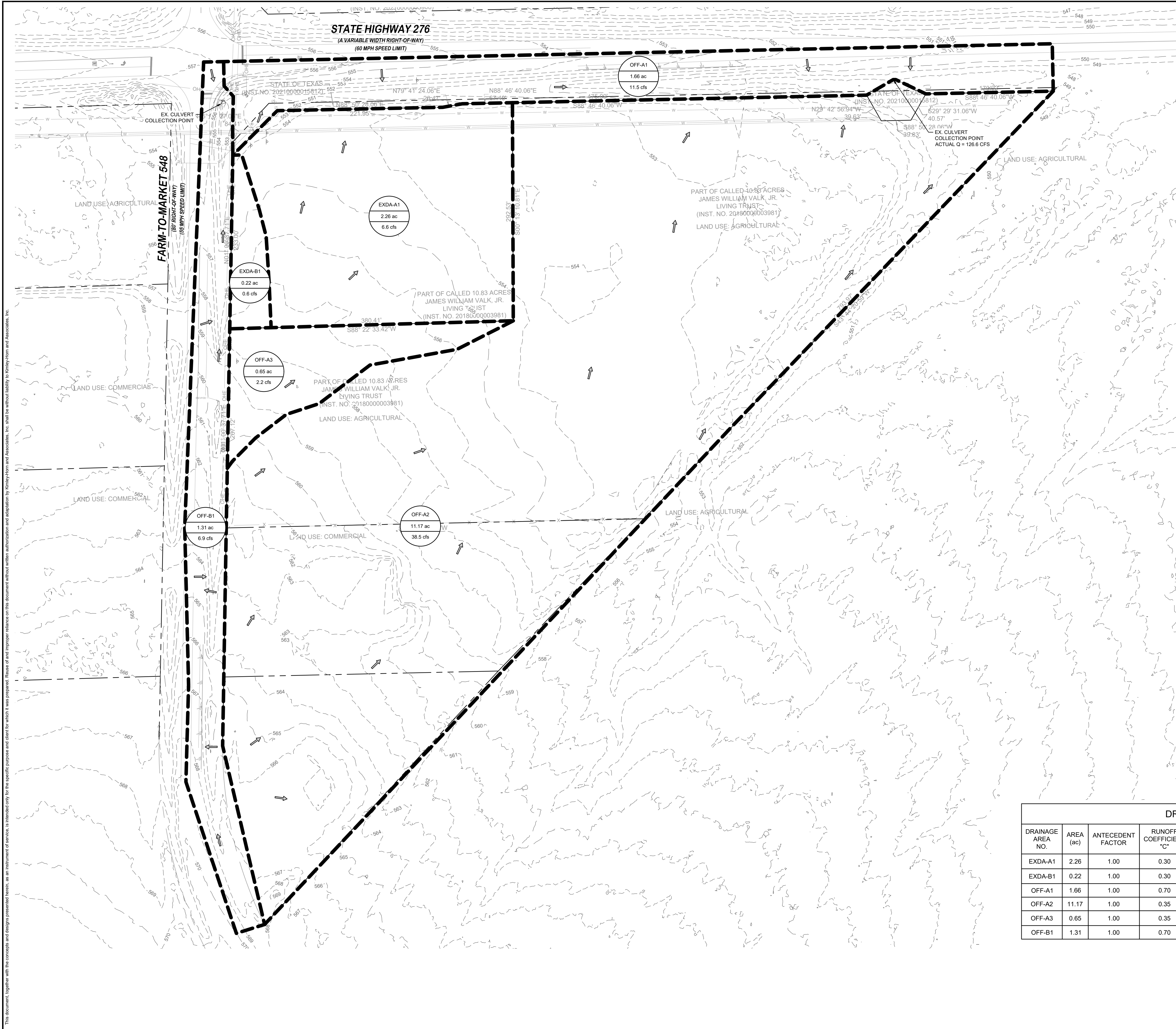
KHA PROJECT	DATE	SCALE	DESIGNED BY	RS	RS	ST
060007507	DECEMBER 2025	AS SHOWN	STEPHANIE TUTT			

SHEET NUMBER  
**C-01**

JAMES  
 LAST SAID  
 DIVISION  
 DATE  
 TIME  
 DRAWN BY  
 CHECKED BY

EXDA-A1 - 10/20/2025 10:00 AM  
 EXDA-B1 - 10/20/2025 10:00 AM  
 OFF-A1 - 10/20/2025 10:00 AM  
 OFF-A2 - 10/20/2025 10:00 AM  
 OFF-A3 - 10/20/2025 10:00 AM  
 OFF-B1 - 10/20/2025 10:00 AM  
 OFF-B2 - 10/20/2025 10:00 AM

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**LEGEND**

	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
	EXISTING 1-FOOT CONTOUR

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EXDA-A1	2.26	1.00	0.30	10	9.80	6.6	TXDOT ROW (OFF-A1)
EXDA-B1	0.22	1.00	0.30	10	9.80	0.6	TXDOT ROW (OFF-B1)
OFF-A1	1.66	1.00	0.70	10	9.85	11.5	EX. CULVERT
OFF-A2	11.17	1.00	0.35	10	9.85	38.5	EX. CULVERT
OFF-A3	0.65	1.00	0.35	10	9.85	2.2	TXDOT ROW (OFF-A1)
OFF-B1	1.31	1.00	0.70	15	7.52	6.9	EX. CULVERT

NO.	REVISIONS	DATE	BY

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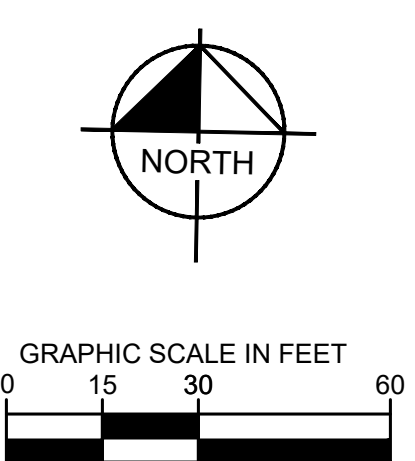
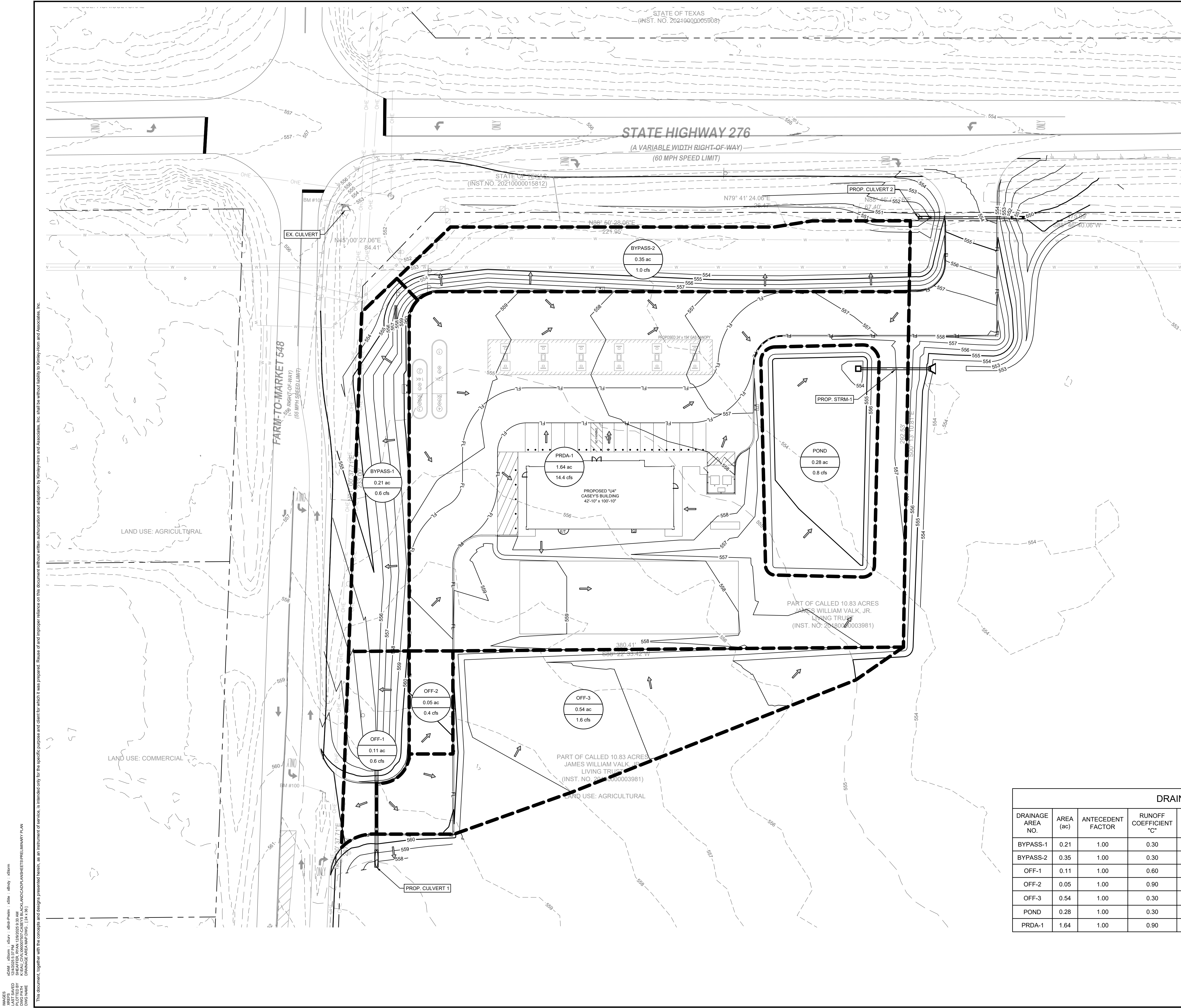
**Kimley-Horn**

Engineer  
 STEPHANIE TUTT  
 P.E. No. 145394 Date Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

BLACKLAND CASEY'S  
 PRELIMINARY PLAN  
 BLACKLAND, TEXAS

EXISTING DRAINAGE  
 AREA MAP  
 SHEET NUMBER  
**C-03**



- LEGEND**
- A-1  
30.32 AC  
37.542 AREA DESIGNATOR (C FACTOR)  
AREA IN ACRES  
Q100 FLOW IN CFS
  - PROPERTY LINE
  - DRAINAGE DIVIDE
  - FLOW DIRECTION
  - 721 PROPOSED 1-FOOT CONTOUR
  - - - 721 EXISTING 1-FOOT CONTOUR

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" <sup>1</sup> 100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
BYPASS-1	0.21	1.00	0.30	10	9.80	0.6	EX. CULVERT
BYPASS-2	0.35	1.00	0.30	10	9.80	1.0	CULVERT 2
OFF-1	0.11	1.00	0.60	10	9.80	0.6	EX. CULVERT
OFF-2	0.05	1.00	0.90	10	9.80	0.4	POND
OFF-3	0.54	1.00	0.30	10	9.80	1.6	OFFSITE (EX. CULVERT)
POND	0.28	1.00	0.30	10	9.80	0.8	STRM-1
PRDA-1	1.64	1.00	0.90	10	9.80	14.4	POND

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KHA PROJECT  
060007507

DATE  
DECEMBER 2025

SCALE  
AS SHOWN

DESIGNED BY  
RS

DRAWN BY  
RS

CHECKED BY  
ST

**BLACKLAND CASEY'S  
PRELIMINARY PLAN**

BLACKLAND, TEXAS

**DRAINAGE AREA MAP**

SHEET NUMBER  
**C-04**

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permit purposes.

STEPHANIE TUTT  
Engineer  
P.E. No. 145394 Date Dec-25

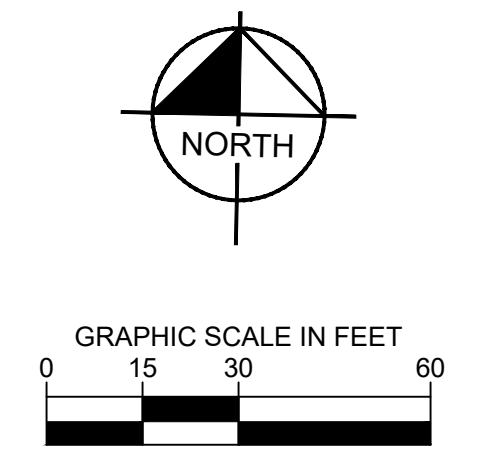
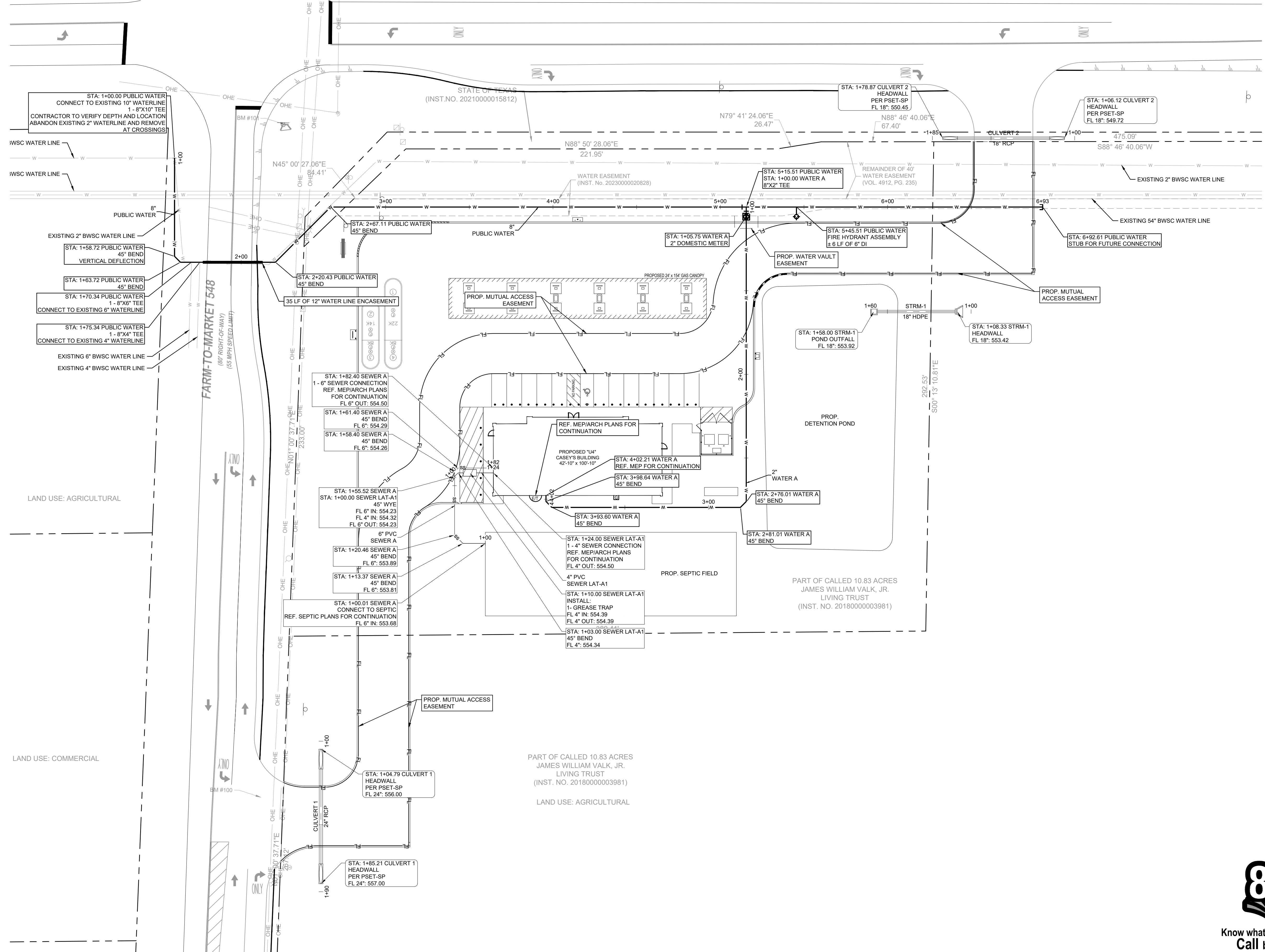
**Kimley-Horn**

REVISIONS

No.	DATE	BY

1/2" = 1' (VERTICAL)  
 1" = 10' (HORIZONTAL)  
 DATE: 12/20/25  
 TIME: 10:00 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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**LEGEND**

---	PROPERTY LINE
---	LOT LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM
○	PROPOSED FIRE HYDRANT
○	FDC
○	SANITARY SEWER MANHOLE
○	WATER METER
○	WATER VALVE
○	STORM MANHOLE
○	TYPE "Y" INLET

**KEY**

TYP.	TYPICAL
BFR	BARRIER FREE RAMP
CI	CURB INLET
JB	JUNCTION BOX
GI	GRATE INLET
HW	HEADWALL
MH	MANHOLE
CO	CLEANOUT
GT	GREASE TRAP
FH	FIRE HYDRANT
UE	UTILITY EASEMENT
WM	WATER METER
DCV	DOUBLE DETECTOR CHECK VAULT
IRR	IRRIGATION METER
FDC	FIRE DEPARTMENT CONNECTION
○	NUMBER OF PARKING SPACES

**UTILITY NOTES**

- PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEERING IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF EXISTING FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
- THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED OR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT SHOWN) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THIS PLAN.
- CONTRACTOR TO ADJUST MH RIM ELEVATIONS TO FINISHED GRADE. THE USE OF GRADE RINGS ARE LIMITED TO A TOTAL OF 12" (EXISTING AND PROPOSED).
- TAPPING OR METER FEE, IF APPLICABLE, SHALL BE PAID BY CONTRACTOR.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF BLACKLAND STANDARD SPECIFICATIONS AND DETAILS.
- REFER TO TOEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
- SANITARY SEWER SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER FROM OUTSIDE OF PIPE TO FINAL GRADE.
- WATER SERVICE IS PROVIDED BY BLACKLAND WATER SUPPLY CORPORATION (BWSC).
- ON-SITE SEPTIC IS PROVIDED FOR WASTEWATER.

**BENCH MARK LIST**

BM #100 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017652.58 EASTING: 2631820.37 ELEV. = 559.70'
BM #101 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.	NORTHING: 7018054.92 EASTING: 2631826.97 ELEV. = 553.65'
BM #102 "X" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017467.80 EASTING: 2631799.41 ELEV. = 563.78'



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE

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**Kimley-Horn**  
 Engineer: STEPHANIE TUTT  
 P.E. No. 145394 Date: Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

**BLACKLAND CASEY'S  
 PRELIMINARY PLAN**

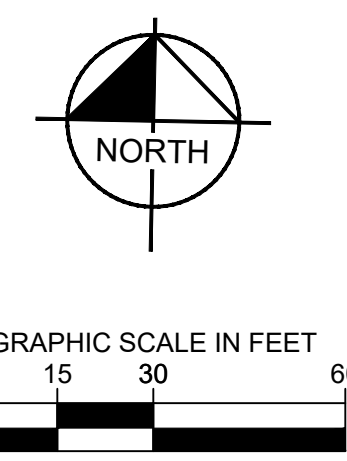
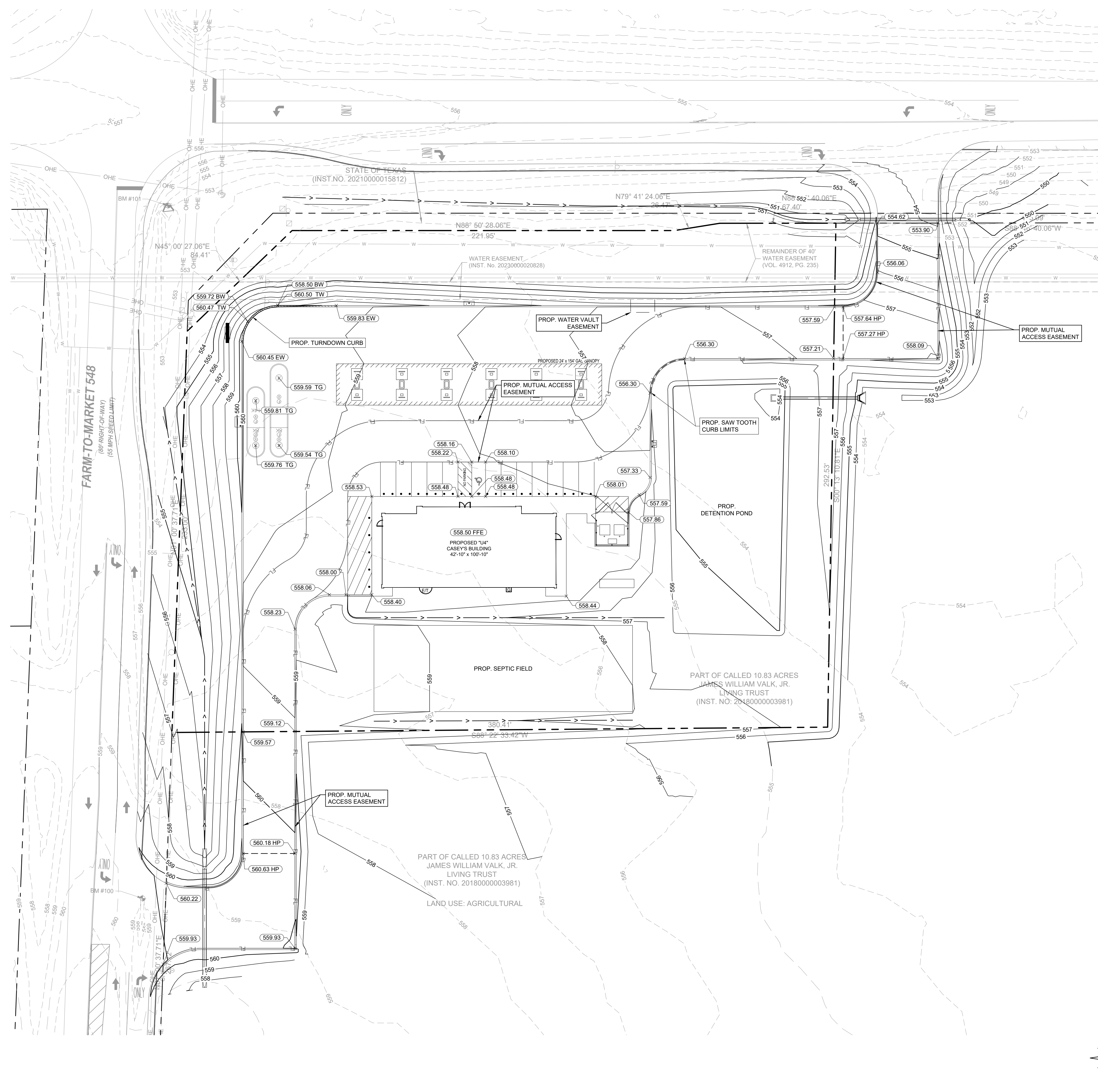
**UTILITY PLAN**

SHEET NUMBER  
**C-05**

JAMES  
 LAST SAVED  
 DATE  
 DRAWN BY  
 CHECKED BY

12/20/2025 9:32 AM  
 KRAU, CIVIL ENGINEER  
 CIVIL ENGINEER

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**GRADING NOTES**

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, THE FINAL GEOTECHNICAL REPORT, AS WELL AS CITY OF BLACKLAND AND NCTCOG CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOW FINISH GRADES. FINISH GRADES ARE TO TOP OF FINISH GRADE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
- FOR AREAS OUTSIDE OF PAVEMENT, PLAN ELEVATIONS ARE TO TOP OF FINISH GRADE.
- FINISH GRADES SHALL BE PLUS OR MINUS ONE TENTH OF A FOOT (±0.10') OF DESIGN GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE PLANS.
- CONTRACTOR SHALL CALL DIGTEST AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
- PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
- REFER TO DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL EROSION UNDER EXISTING PAVEMENT ALONG THE PROJECT LIMITS DURING CONSTRUCTION.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- CONTRACTOR SHALL ADJUST RIMS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO MATCH FINISH GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED MARCH 24, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED.

**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- ▭ BARRIER FREE RAMP
- ⊕ PROPOSED FIRE HYDRANT
- FDC
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ STORM MANHOLE
- ⊙ TYPE "Y" INLET

**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**BENCH MARK LIST**

- BM #100** 1/2" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
- BM #101** 1/2" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.  
 NORTHING: 7018054.92  
 EASTING: 2631826.97  
 ELEV. = 553.65'
- BM #102** 1/2" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017467.80  
 EASTING: 2631799.41  
 ELEV. = 563.78'



NO.	REVISIONS	DATE	BY

**Kimley-Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8944  
 WWW.KIMLEY-HORN.COM TX F-528

FOR REVIEW ONLY  
Not for construction, bidding, or permit purposes.

**Kimley-Horn**

STEPHANIE TUTT  
Engineer  
P.E. No. 145394 Date Dec-25

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

BLACKLAND CASEY'S  
PRELIMINARY PLAN

BLACKLAND, TEXAS

**GRADING PLAN**

SHEET NUMBER  
**C-02**

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 12/12/2025 9:44:12 AM

**Prepared by:**

Stan Russell

Kimley-Horn

801 Cherry Street

---

Parcel Name: BOUNDARY - GROSS

Description: GROSS

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,017,982.1210'

East: 2,633,402.9354'

Segment# 1: Line

Course: N45°00'27"E

Length: 84.41'

North: 7,018,041.8000'

East: 2,633,462.6301'

Segment# 2: Line

Course: N88°50'28"E

Length: 221.95'

North: 7,018,046.2890'

East: 2,633,684.5347'

Segment# 3: Line

Course: N79°41'24"E

Length: 26.47'

North: 7,018,051.0264'

East: 2,633,710.5773'

Segment# 4: Line

Course: N88°46'40"E

Length: 542.49'

North: 7,018,062.5978'

East: 2,634,252.9439'

Segment# 5: Line

Course: S29°42'57"E

Length: 39.63'

North: 7,018,028.1794'

East: 2,634,272.5884'

Segment# 6: Line

Course: N88°50'28"E

Length: 39.83'

North: 7,018,028.9850'

East: 2,634,312.4102'

Segment# 7: Line

Course: N29°29'31"E

Length: 40.57'

North: 7,018,064.2981'

East: 2,634,332.3829'

Segment# 8: Line

Course: N88°46'40"E

Length: 170.92'

North: 7,018,067.9438'

East: 2,634,503.2640'

Segment# 9: Line

Course: S43°44'21"W

Length: 793.97'

North: 7,017,494.3047'

East: 2,633,954.3318'

Segment# 10: Line

Course: S88°45'01"W

Length: 560.35'

North: 7,017,482.0835'

East: 2,633,394.1151'

Segment# 11: Line

Course: N1°00'38"E

Length: 500.12'

North: 7,017,982.1257'

East: 2,633,402.9356'

Perimeter: 3,020.71'

Area: 461,336.36Sq.Ft.

Error Closure: 0.0047

Course: N2°16'18"E

Error North : 0.00473

East: 0.00019

Precision 1: 642,704.26



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 SEC FM 548 AND HWY 276

SUBDIVISION CASEYS BLACKLAND

LOT 1 BLOCK 1

GENERAL LOCATION SEC FM 548 AND HWY 276

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SITE LOCATED IN ROCKWALL ETJ

CURRENT USE VACANT, UNDEVELOPED

PROPOSED ZONING SITE LOCATED IN ROCKWALL ETJ

PROPOSED USE CONVENIENCE STORE AND FUELING STATION

ACREAGE 2.4775

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER RENE E BURNS

APPLICANT KIMLEY HORN

CONTACT PERSON JAMES VALK

CONTACT PERSON STEPHANIE TUTT

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

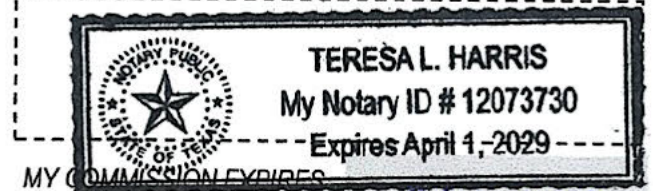
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 2025 BY SIGNING THIS 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."

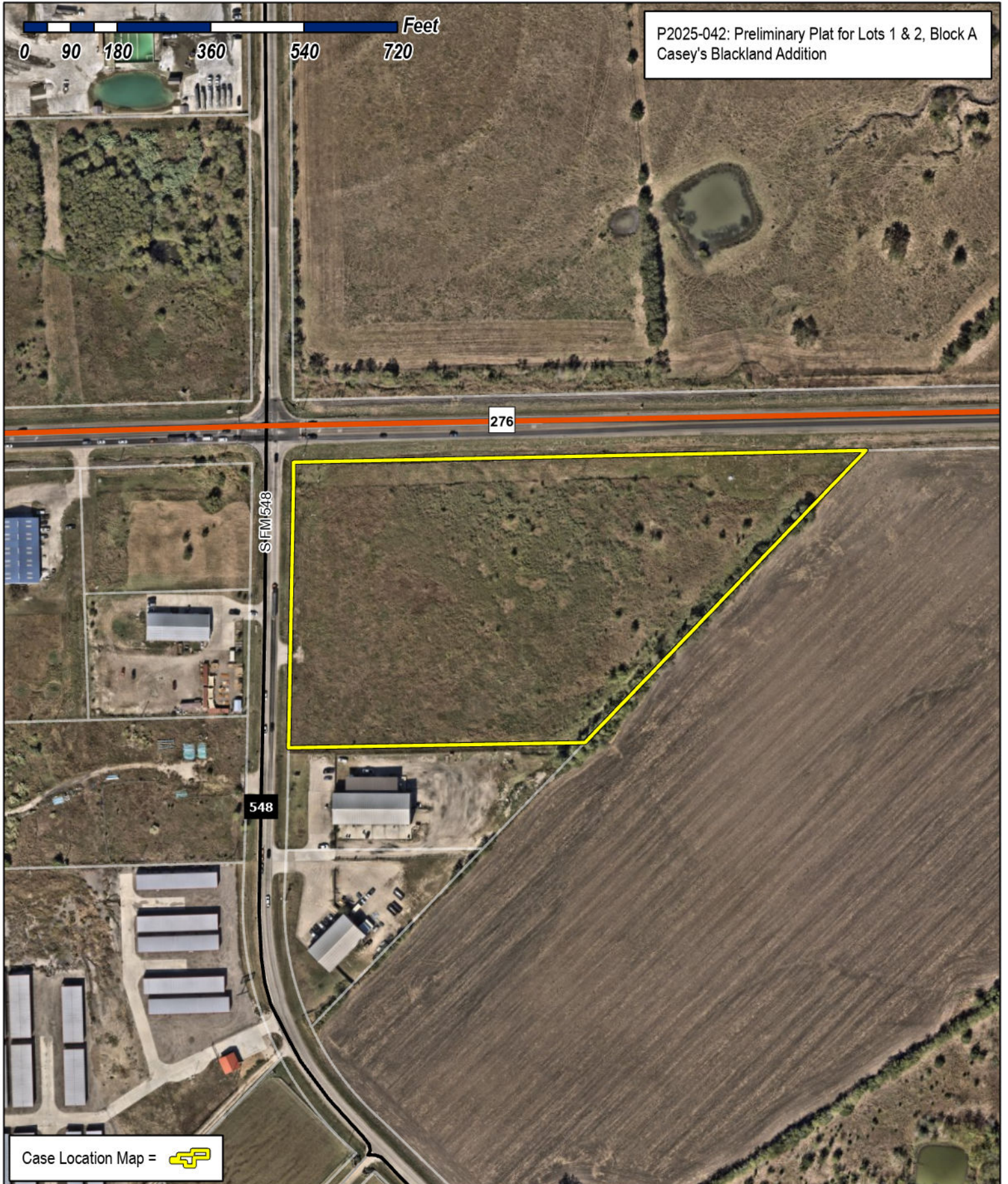
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2025.

OWNER'S SIGNATURE

*Renee Burns*  
*Teresa L. Harris*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2025-042: Preliminary Plat for Lots 1 & 2, Block A Casey's Blackland Addition

Case Location Map = 



# City of Rockwall

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

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



NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create two lots adn dedicate easements.
6. 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.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. 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.
9. 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.
10. 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).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the \_\_\_ day of \_\_\_, 2025. 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 thirty (30) days from said date of final approval. WITNESS OUR HANDS, This \_\_\_ day of \_\_\_, 2025. Mayor City Secretary

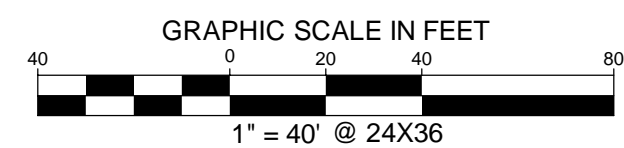
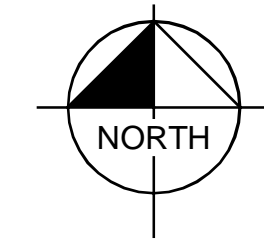
SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 12/27/2024 and that all corners are shown hereon. PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Stanley Crawford Russell Registered Professional Land Surveyor No. 7090

STATE OF TEXAS COUNTY OF SMITH

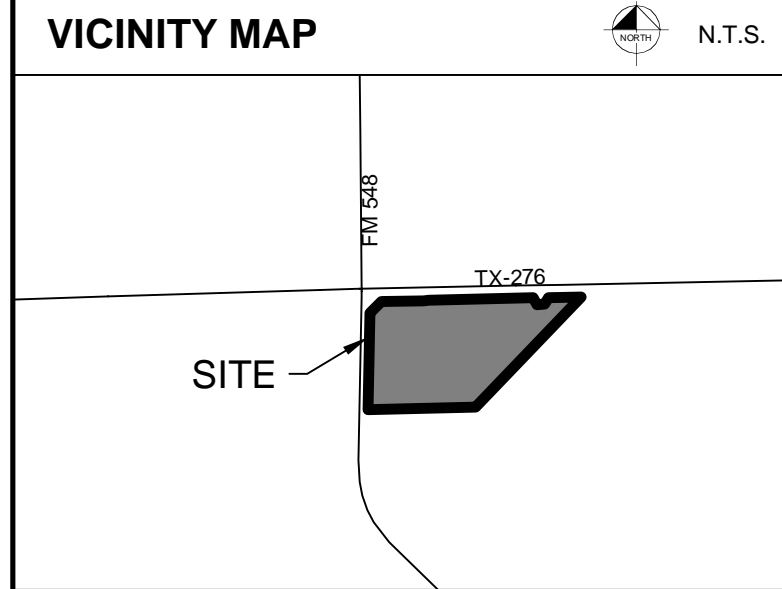
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas



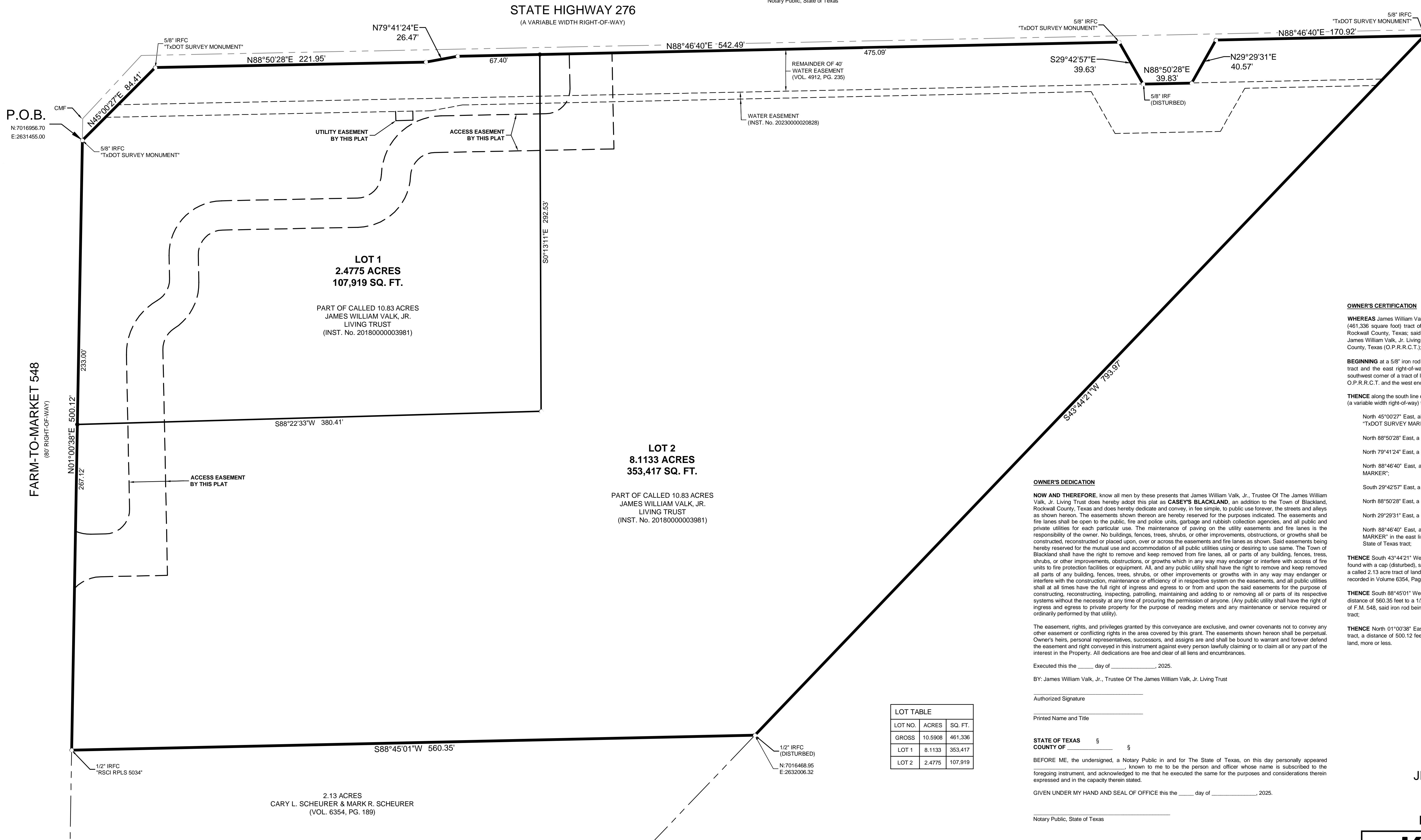
LEGEND

P.O.B. = POINT OF BEGINNING IRFC = IRON ROD FOUND CAPPED CMF = CONCRETE MONUMENT FOUND



LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Adjacent Property Line, Existing Easement Line, Proposed Easement Line, and Denial of Access Line.



LOT 2 8.1133 ACRES 353,417 SQ. FT. PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST (INST. No. 2018000003981)

LOT 1 2.4775 ACRES 107,919 SQ. FT. PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST (INST. No. 2018000003981)

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include GROSS, LOT 1, and LOT 2.

OWNER'S CERTIFICATION

WHEREAS James William Valk, Jr., Trustee of the James William Valk, Jr. Living Trust, is the owner of a 10.5908 acre (461,336 square foot) tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, Town of Blackland, Rockwall County, Texas; said tract being a portion of a called 10.83 acre tract of land described in Warranty Deed to James William Valk, Jr. Living Trust recorded in Instrument Number 2018000003981, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the west line of said 10.83 acre tract and the east right-of-way line of Farm-to-Market 548 (F.M. 548) (an 80' right-of-way), said iron rod being the southwest corner of a tract of land described in Deed to State of Texas recorded in Instrument Number 2021000015812, O.P.R.R.C.T. and the west end of a right-of-way corner clip;

THENCE along the south line of said State of Texas tract and the south right-of-way line of State Highway 276 (S.H. 276) (a variable width right-of-way) the following eight (8) calls:

- North 45°00'27" East, along said corner clip, a distance of 84.41 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
North 88°50'28" East, a distance of 221.95 feet to a point for corner;
North 79°41'24" East, a distance of 26.47 feet to a point for corner;
North 88°46'40" East, a distance of 542.49 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
South 29°42'57" East, a distance of 39.63 feet to a 5/8" iron rod found;
North 88°50'28" East, a distance of 39.83 feet to a point for corner;
North 29°29'31" East, a distance of 40.57 feet to a point for corner;
North 88°46'40" East, a distance of 170.92 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the east line of said 10.83 acre tract, said iron rod being the most easterly southeast corner of said State of Texas tract;

THENCE South 43°44'21" West, along the said east line of 10.83 acre tract, a distance of 793.97 feet to a 1/2" iron rod found with a cap (disturbed), said iron rod being the southeast corner of said 10.83 acre tract and the northeast corner of a called 2.13 acre tract of land described in Warranty Deed with Vendor's Lien to Cary L. Scheurer and Mark R. Scheurer recorded in Volume 6354, Page 189, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 88°45'01" West, along the south line of said 10.83 acre tract and the north line of said 2.13 acre tract, a distance of 560.35 feet to a 1/2" iron rod found with a cap stamped "RSCD RPLS 5034" in the said east right-of-way line of F.M. 548, said iron rod being the southwest corner of said 10.83 acre tract and the northwest corner of said 2.13 acre tract;

THENCE North 01°00'38" East, along the said east right-of-way line of F.M. 548 and the said west line of 10.83 acre tract, a distance of 500.12 feet to the POINT OF BEGINNING and containing 461,336 square feet or 10.5908 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust does hereby adopt this plat as CASEY'S BLACKLAND, an addition to the Town of Blackland, Rockwall County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Blackland shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all parts of any building, fences, trees, shrubs, or other improvements or growths with in any way may endanger or interfere with the construction, maintenance or efficiency of in respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and right conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Executed this the \_\_\_ day of \_\_\_, 2025.

BY: James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust

Authorized Signature

Printed Name and Title

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas

PRELIMINARY PLAT CASEY'S BLACKLAND 10.5908 ACRES JEREMIAH R. MARRS SURVEY, ABSTRACT No. 152 TOWN OF BLACKLAND, ROCKWALL COUNTY, TEXAS



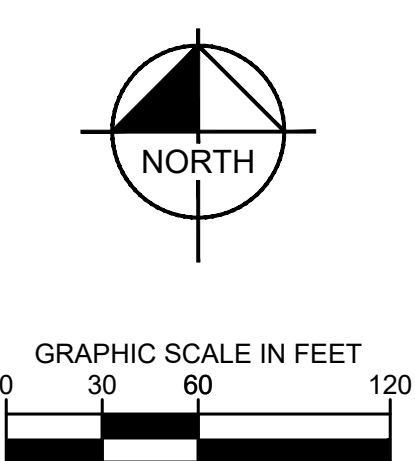
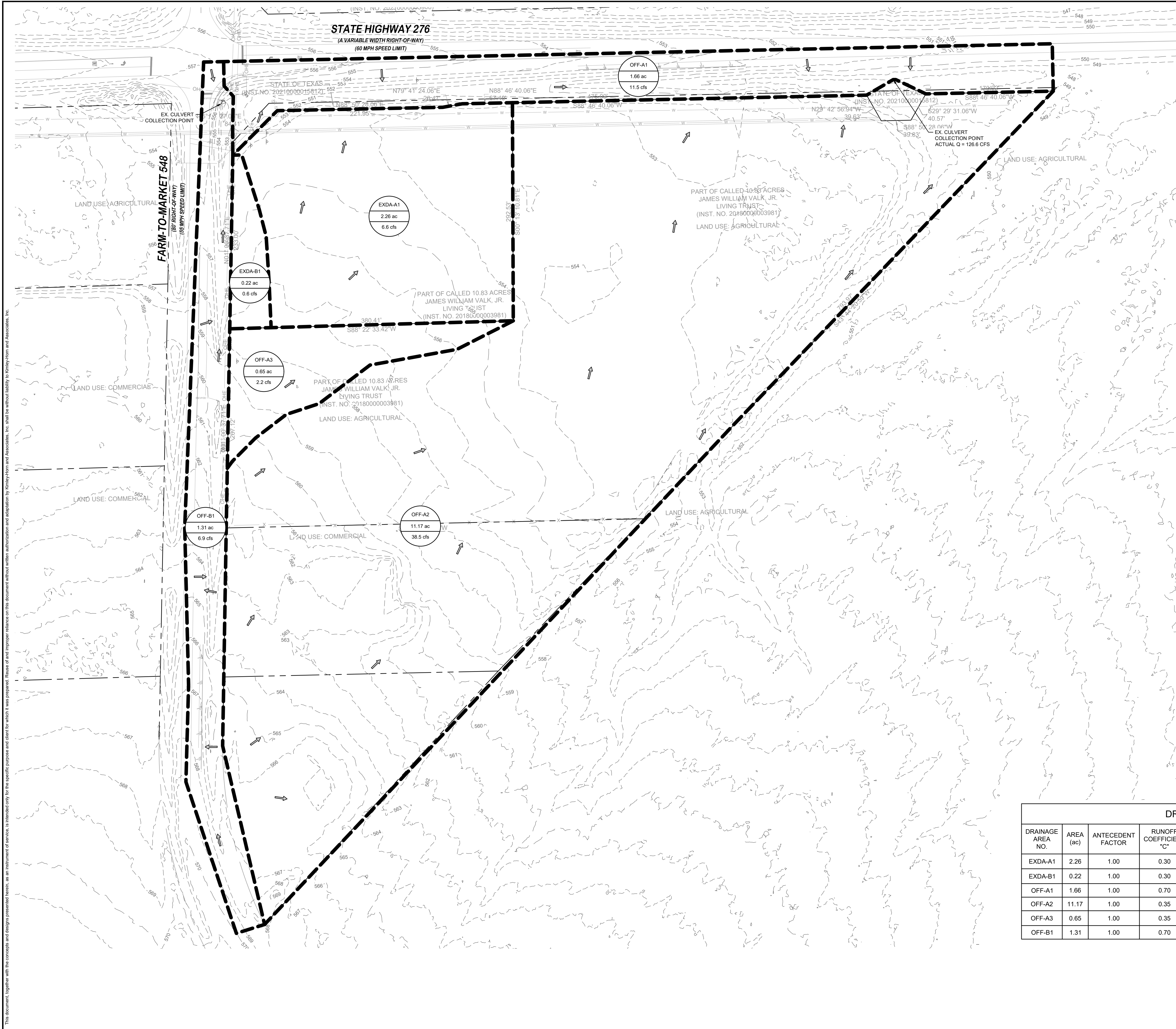
110 N. College Avenue, Suite 1800 FIRM # 10194040 Tel. No. (903) 617-5839 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 40', MKK, SCR, 05/13/2025, 060007507, 1 OF 1



JAMES  
 WALKER  
 LAST SAID  
 12/22/2025 11:20 AM  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 DIVISION  
 12/22/2025 11:20 AM

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**LEGEND**

	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
	EXISTING 1-FOOT CONTOUR

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EXDA-A1	2.26	1.00	0.30	10	9.80	6.6	TXDOT ROW (OFF-A1)
EXDA-B1	0.22	1.00	0.30	10	9.80	0.6	TXDOT ROW (OFF-B1)
OFF-A1	1.66	1.00	0.70	10	9.85	11.5	EX. CULVERT
OFF-A2	11.17	1.00	0.35	10	9.85	38.5	EX. CULVERT
OFF-A3	0.65	1.00	0.35	10	9.85	2.2	TXDOT ROW (OFF-A1)
OFF-B1	1.31	1.00	0.70	15	7.52	6.9	EX. CULVERT

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 6800 BURLISON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-9942  
 WWW.KIMLEY-HORN.COM TX F-528

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 Not for construction, bidding, or permit purposes.

**Kimley-Horn**

Engineer  
 STEPHANIE TUTT  
 P.E. No. 145394 Date Dec-25

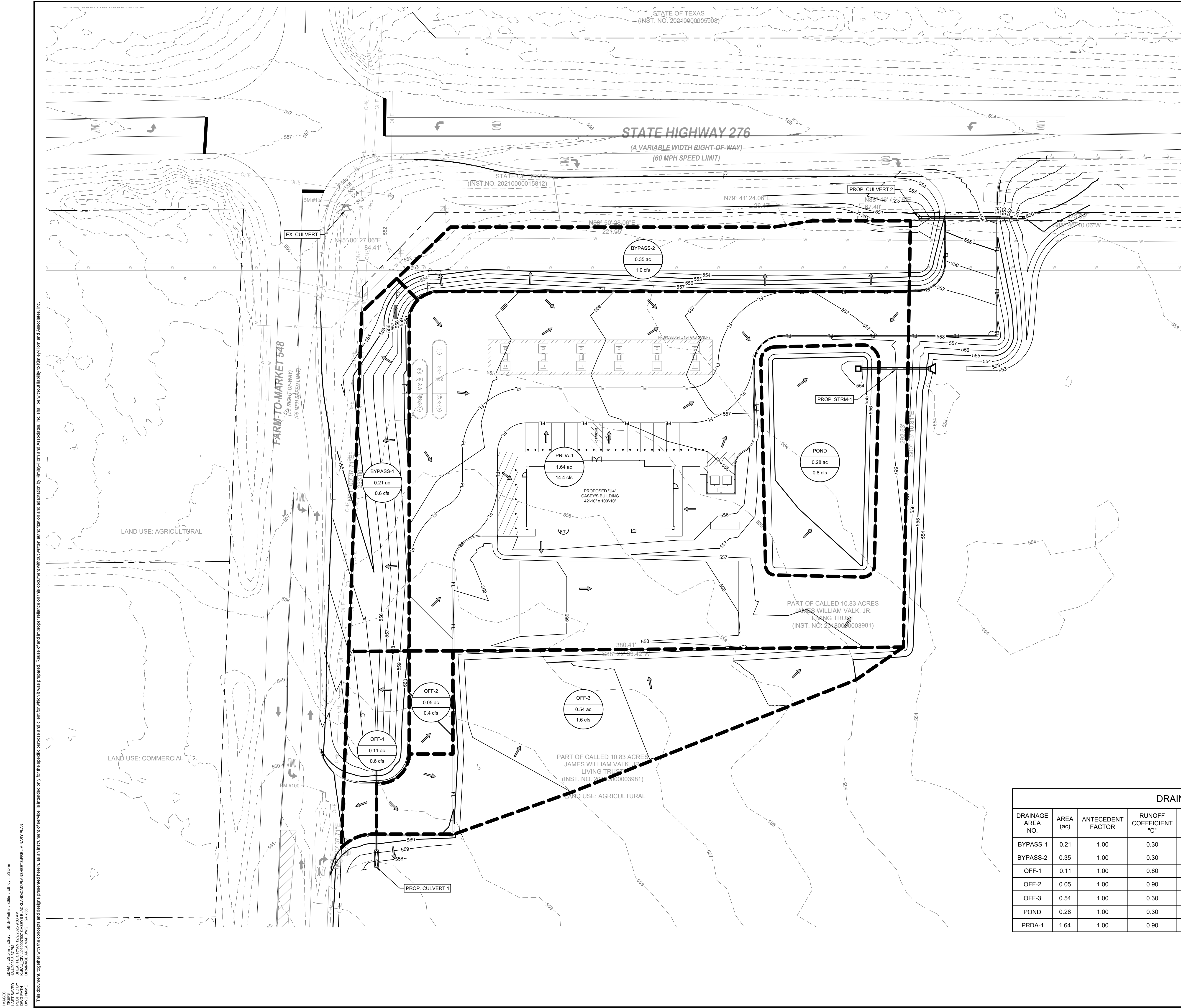
KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

BLACKLAND CASEY'S  
 PRELIMINARY PLAN

BLACKLAND, TEXAS

EXISTING DRAINAGE  
 AREA MAP

SHEET NUMBER  
**C-03**

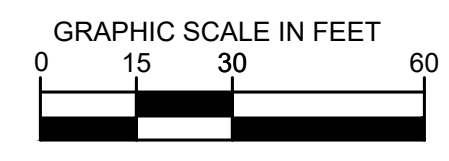
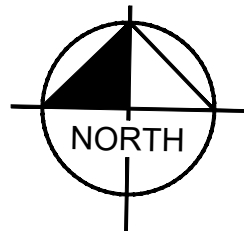


STATE OF TEXAS  
(INST. NO. 2021000005908)

STATE OF TEXAS  
(INST. NO. 20210000015812)

PART OF CALLED 10.83 ACRES  
JAMES WILLIAM VALK, JR.  
LIVING TRUST  
(INST. NO. 20180000003981)

PART OF CALLED 10.83 ACRES  
JAMES WILLIAM VALK, JR.  
LIVING TRUST  
(INST. NO. 20180000003981)



**LEGEND**

- A-1  
30.32 AC  
37.542 AREA DESIGNATOR (C FACTOR)  
AREA IN ACRES  
Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- ← FLOW DIRECTION
- 721 PROPOSED 1-FOOT CONTOUR
- - - 721 EXISTING 1-FOOT CONTOUR

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "1"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
BYPASS-1	0.21	1.00	0.30	10	9.80	0.6	EX. CULVERT
BYPASS-2	0.35	1.00	0.30	10	9.80	1.0	CULVERT 2
OFF-1	0.11	1.00	0.60	10	9.80	0.6	EX. CULVERT
OFF-2	0.05	1.00	0.90	10	9.80	0.4	POND
OFF-3	0.54	1.00	0.30	10	9.80	1.6	OFFSITE (EX. CULVERT)
POND	0.28	1.00	0.30	10	9.80	0.8	STRM-1
PRDA-1	1.64	1.00	0.90	10	9.80	14.4	POND

KIMLEY-HORN AND ASSOCIATES, INC.  
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**Kimley-Horn**

Engineer STEPHANIE TUTT  
 P.E. No. 145394 Date Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

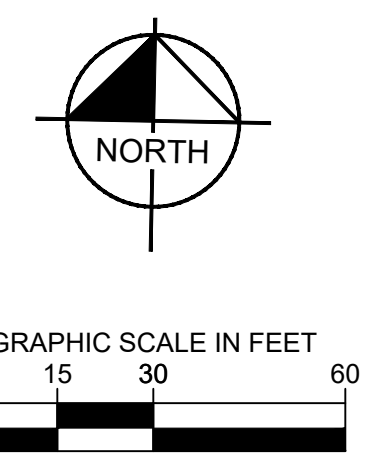
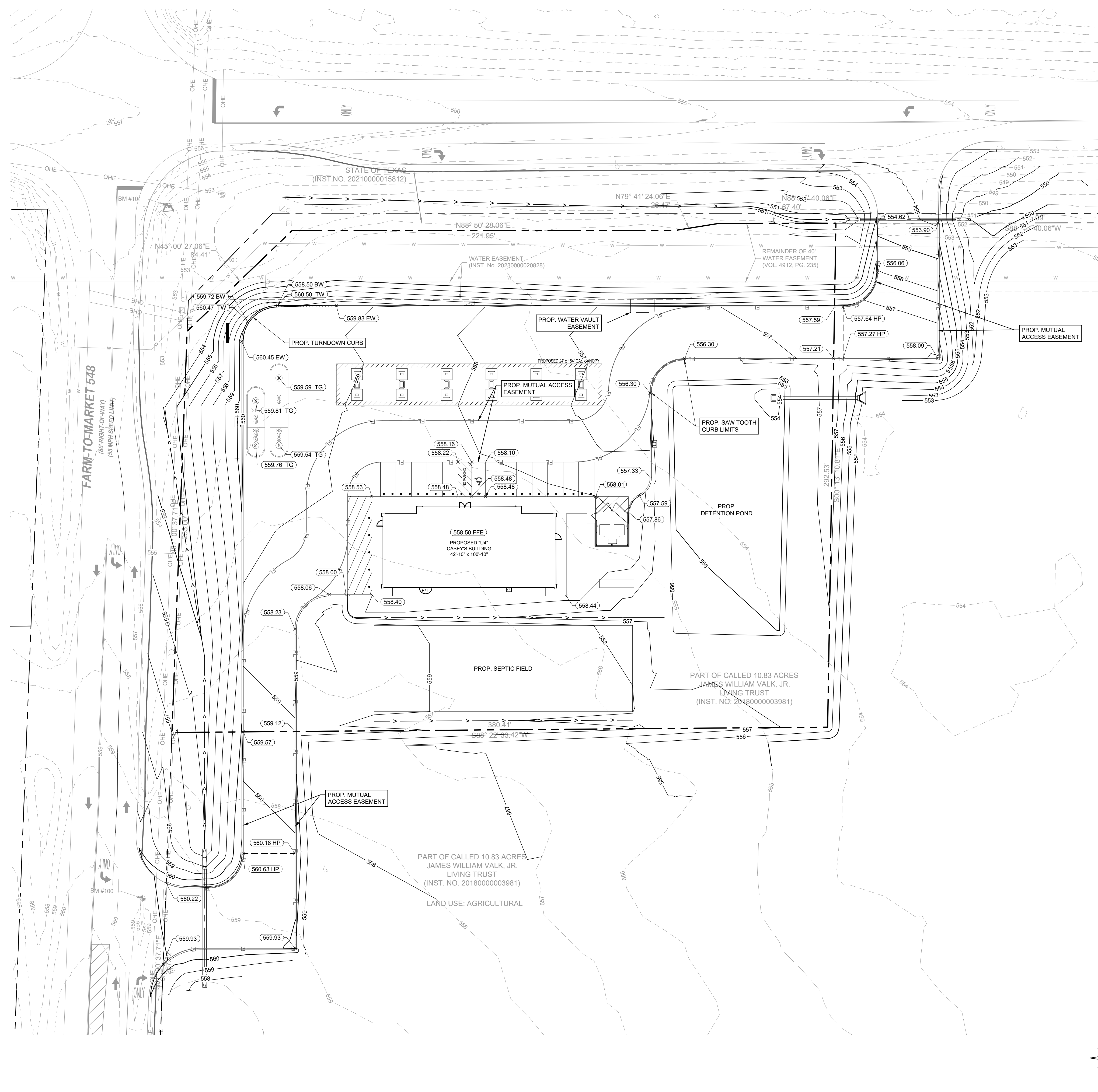
**BLACKLAND CASEY'S  
PRELIMINARY PLAN**  
  
 BLACKLAND, TEXAS

**DRAINAGE AREA MAP**  
  
 SHEET NUMBER  
**C-04**



JAMES  
 LAST SAVED  
 DATE  
 DRAWN BY  
 CHECKED BY

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**GRADING NOTES**

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, THE FINAL GEOTECHNICAL REPORT, AS WELL AS CITY OF BLACKLAND AND NCTCOG CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOW FINISH GRADES. FINISH GRADES ARE TO TOP OF FINISH GRADE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
- FOR AREAS OUTSIDE OF PAVEMENT, PLAN ELEVATIONS ARE TO TOP OF FINISH GRADE.
- FINISH GRADES SHALL BE PLUS OR MINUS ONE TENTH OF A FOOT (±0.10') OF DESIGN GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE PLANS.
- CONTRACTOR SHALL CALL DIGTEST AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
- PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
- REFER TO DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL EROSION UNDER EXISTING PAVEMENT ALONG THE PROJECT LIMITS DURING CONSTRUCTION.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- CONTRACTOR SHALL ADJUST RIMS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO MATCH FINISH GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED MARCH 24, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED.

**LEGEND**

- PROPERTY LINE
- LOT LINE
- BARRIER FREE RAMP
- PROPOSED FIRE HYDRANT
- FDC
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- STORM MANHOLE
- TYPE "Y" INLET

**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**BENCH MARK LIST**

- BM #100 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
- BM #101 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.  
 NORTHING: 7018054.92  
 EASTING: 2631826.97  
 ELEV. = 553.65'
- BM #102 "X" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF F.M. 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017467.80  
 EASTING: 2631799.41  
 ELEV. = 563.78'



NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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**Kimley-Horn**

STEPHANIE TUTT  
Engineer  
P.E. No. 145394 Date Dec-25

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

BLACKLAND CASEY'S  
PRELIMINARY PLAN

BLACKLAND, TEXAS

**GRADING PLAN**

SHEET NUMBER  
**C-02**

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 12/12/2025 9:44:12 AM

**Prepared by:**

Stan Russell

Kimley-Horn

801 Cherry Street

---

Parcel Name: BOUNDARY - GROSS

Description: GROSS

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,017,982.1210'

East: 2,633,402.9354'

Segment# 1: Line

Course: N45°00'27"E

Length: 84.41'

North: 7,018,041.8000'

East: 2,633,462.6301'

Segment# 2: Line

Course: N88°50'28"E

Length: 221.95'

North: 7,018,046.2890'

East: 2,633,684.5347'

Segment# 3: Line

Course: N79°41'24"E

Length: 26.47'

North: 7,018,051.0264'

East: 2,633,710.5773'

Segment# 4: Line

Course: N88°46'40"E

Length: 542.49'

North: 7,018,062.5978'

East: 2,634,252.9439'

Segment# 5: Line

Course: S29°42'57"E

Length: 39.63'

North: 7,018,028.1794'

East: 2,634,272.5884'

Segment# 6: Line

Course: N88°50'28"E

Length: 39.83'

North: 7,018,028.9850'

East: 2,634,312.4102'

Segment# 7: Line

Course: N29°29'31"E

Length: 40.57'

North: 7,018,064.2981'

East: 2,634,332.3829'

Segment# 8: Line

Course: N88°46'40"E

Length: 170.92'

North: 7,018,067.9438'

East: 2,634,503.2640'

Segment# 9: Line

Course: S43°44'21"W

Length: 793.97'

North: 7,017,494.3047'

East: 2,633,954.3318'

Segment# 10: Line

Course: S88°45'01"W

Length: 560.35'

North: 7,017,482.0835'

East: 2,633,394.1151'

Segment# 11: Line

Course: N1°00'38"E

Length: 500.12'

North: 7,017,982.1257'

East: 2,633,402.9356'

Perimeter: 3,020.71'

Area: 461,336.36Sq.Ft.

Error Closure: 0.0047

Course: N2°16'18"E

Error North : 0.00473

East: 0.00019

Precision 1: 642,704.26



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** January 13, 2026  
**APPLICANT:** Stephanie Tutt, *Kimley-Horn and Associates, Inc.*  
**CASE NUMBER:** P2025-042; *Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition*

---

### SUMMARY

Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

### PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 10.5908-acre parcel of land (*i.e. Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152*) -- which is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall -- to show the future development of a *retail store with gasoline sales* on the proposed Lot 1, Block A, Casey's Blackland Addition. The proposed Preliminary Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development.
- Requirements. The proposed Preliminary Plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement between Rockwall County and the City of Rockwall*.
- Conformance to the Rockwall County Interlocal Agreement. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of *Exhibit 'A'* of the *Interlocal Cooperation Agreement* between Rockwall County and the City of Rockwall.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for *Lots 1 & 2, Block A, Casey's Blackland Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the City of Rockwall and Rockwall County shall be addressed prior to submitting the this Preliminary Plat for final signatures; and,
- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 12/19/2025

PROJECT NUMBER: P2025-042  
PROJECT NAME: Preliminary Plat for Caseys Blackland  
SITE ADDRESS/LOCATIONS: SEC FM 548 and HWY 276

CASE CAPTION: Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/19/2025	Approved w/ Comments

12/19/2025: P2025-042: Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, and generally located southeast corner of the intersection of SH-276 and FM-548.

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

M.3 For reference, include the case number (P2025-042) in the lower right-hand corner of all pages on future submittals.

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

PRELIMINARY PLAT  
LOTS 1 & 2, BLOCK A  
CASEY'S BLACKLAND ADDITION  
BEING 2 LOTS  
10.5908-ACRES OR 461,335.248 SF  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY,  
ROCKWALL COUNTY, TEXAS

M.5 Provide the right-of-way, centerline, median breaks, and any additional right-of-way for SH-276 & FM 548. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.6 Provide topographical contours and physical features at 2-foot intervals. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.7 Indicate the locations of all existing and proposed utilities. Include the size and type of each. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of



7. Entrances don't meet TXODT spacing requirements. 495' from edge of paving to edge of paving. See site plan comment
8. Fire lane also
9. Dedicate 10' water easement to the City of Rockwall
10. Dedicate 20' ROW
11. NTMWD easement
12. Parking stall shall be 20' from the start of the rollover curb to end of parking space.
13. Must state minimum of 6" thick, #3 bars on 24" centers, and 3,600 psi (min 6.5 sack mix). Remove label of "P1" and add the above
14. Confirm - our maps show NTMWD. Will need permission to cross their easement
15. May not directly face a roadway.
16. Min 9' width for all spaces.
17. Bollards must be minimum 20' from end of parking.
18. Min. distance to driveway 495'
19. No room for landscaping with these utilities and easements up front. Make sure to account for landscape buffers and plantings.
20. Make separate drainage basin because existing is developed with  $C = .9$ ,  $t = 10$  minutes, and  $I = 9.8$
21. Need to split area as stated
22. Not fully reviewed. Will fully review with Engineering.
23. How is this not getting into the pond? Which existing culvert is this stated to drain to?
24. Separate area. Must be detained for. Proposed  $C = .9$ ,  $t = 10$  min., and  $I = 9.8$
25. Easement needed for pipe offsite. and grade to drain.
26. Separate area. Must be detained for. Proposed  $C = .9$ ,  $t = 10$  min., and  $I = 9.8$
27. Not fully review. Will fully review with Engineering.
28. and fire lane
29. Not allowed to put this water line in NTMWD easement.
30. Need meter for irrigation?
31. Needs to be a Min. 20' easement outside of NTMWD and new line must be centered in 20' easement. The easement language only allows crossing the easement with utilities and roads at angles not less than 45 degrees...not allowed to run adjacent in easement
32. how does this work with proposed water on top of 2" existing water?
33. NTMWD doesn't allow fill in their easement

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Remove Engineering plan sheets from Site Plan set. Will be reviewed with Engineering submittal.
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Required 10' utility easement along all street frontages.
- The property must be platted.
- TXDOT permits required for utility, drainage, and driveway improvements within TXDOT ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Existing flow patterns must be maintained.

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

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Blackland water district, but must meet all of the fire flow requirements. Must have a letter from Blackland stating that they can serve with required fire flows and pressure.
- All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- All driveways must meet City and TXDOT spacing requirements. Neither driveway meet TXDOT spacing
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Culverts for driveways (if needed) will need to be engineered.
- TIA Required. Review fees apply.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved w/ Comments

12/17/2025: Add fire lane to the easement title where a fire lane is provided.

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved

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No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2025	Approved

---

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved

---

No Comments

NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create two lots adn dedicate easements.
6. 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.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. 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.
9. 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.
10. 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).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the \_\_\_ day of \_\_\_, 2025. 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 thirty (30) days from said date of final approval. WITNESS OUR HANDS, This \_\_\_ day of \_\_\_, 2025. Mayor City Secretary

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by me on the ground survey, made under my supervision on 12/27/2024 and that all corners are shown hereon.

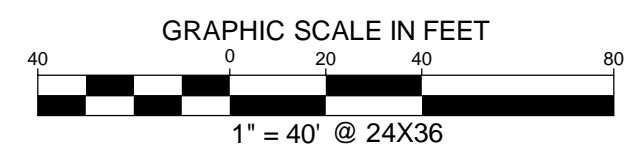
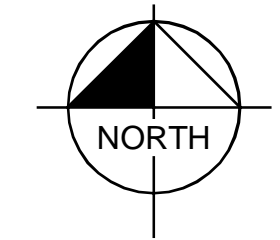
PRELIMINARY

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

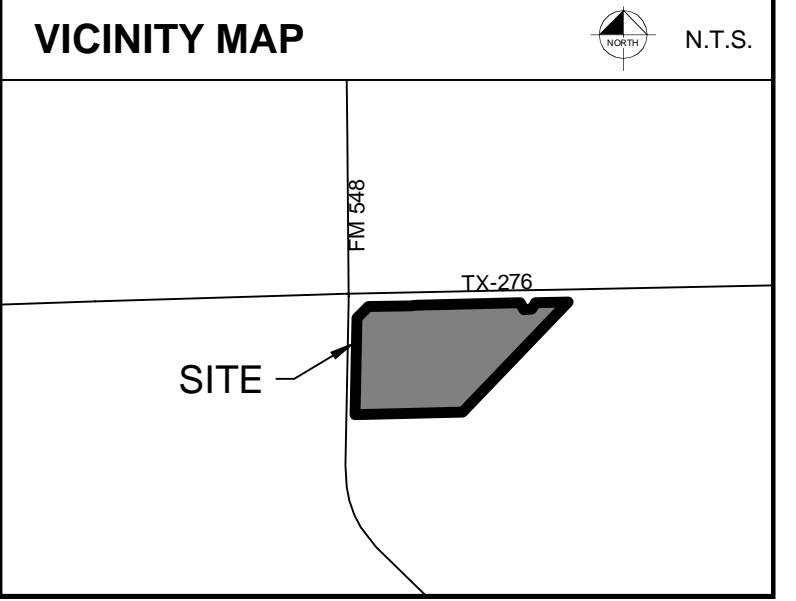
STATE OF TEXAS COUNTY OF SMITH

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

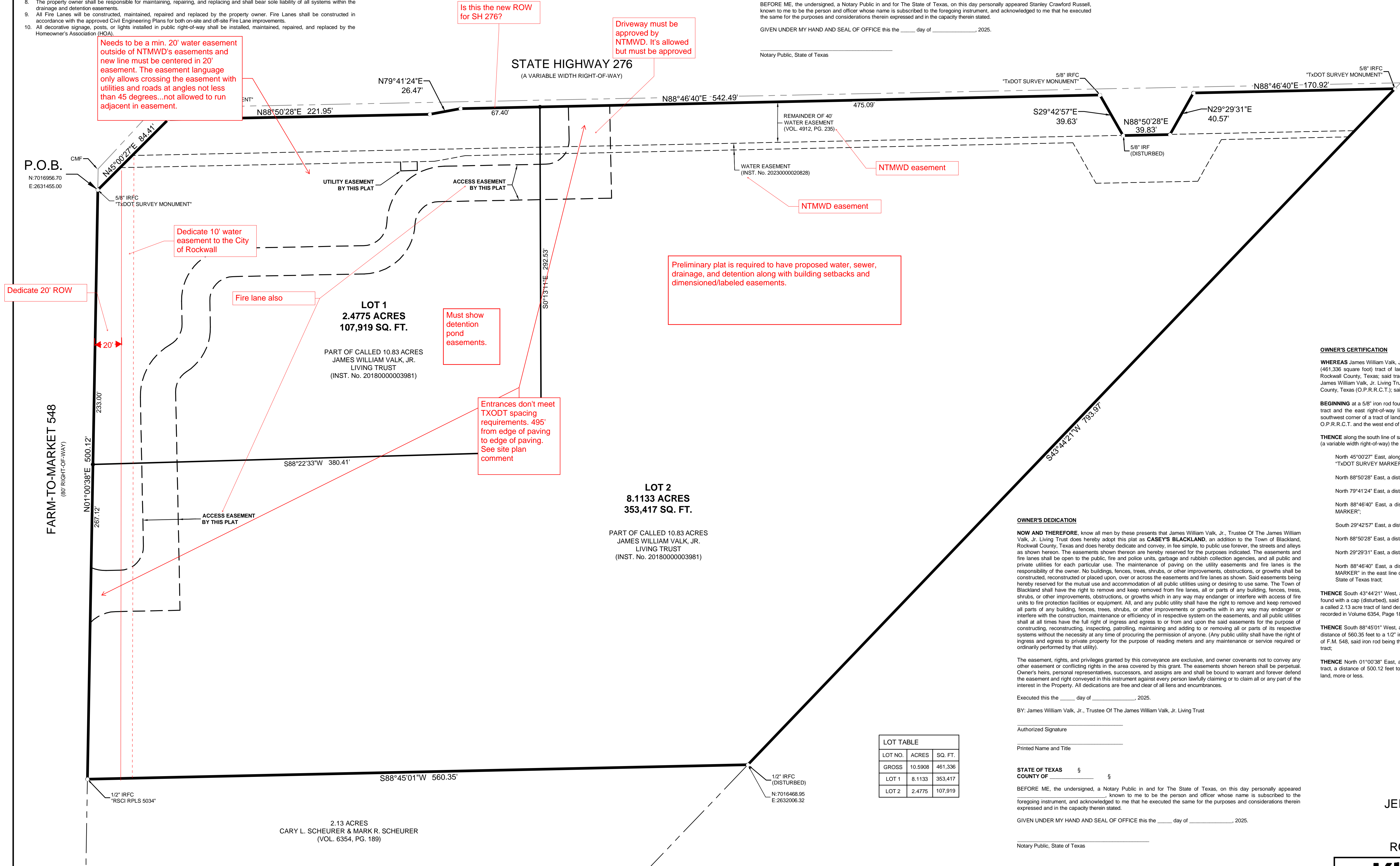
Notary Public, State of Texas



LEGEND P.O.B. = POINT OF BEGINNING IRFC = IRON ROD FOUND CAPPED CMF = CONCRETE MONUMENT FOUND



LINE TYPE LEGEND table with columns for line styles and descriptions: BOUNDARY LINE, ADJACENT PROPERTY LINE, EXISTING EASEMENT LINE, PROPOSED EASEMENT LINE, DENIAL OF ACCESS LINE.



Needs to be a min. 20' water easement outside of NTMWD's easements and new line must be centered in 20' easement. The easement language only allows crossing the easement with utilities and roads at angles not less than 45 degrees...not allowed to run adjacent in easement.

Is this the new ROW for SH 276?

Driveway must be approved by NTMWD. It's allowed but must be approved

NTMWD easement

Preliminary plat is required to have proposed water, sewer, drainage, and detention along with building setbacks and dimensioned/labeled easements.

Dedicate 20' ROW

Dedicate 10' water easement to the City of Rockwall

Fire lane also

Must show detention pond easements.

Entrances don't meet TXDOT spacing requirements. 495' from edge of paving to edge of paving. See site plan comment

LOT 2 8.1133 ACRES 353,417 SQ. FT.

PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST (INST. No. 2018000003981)

LOT TABLE table with columns: LOT NO., ACRES, SQ. FT. Rows include GROSS, LOT 1, and LOT 2.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust does hereby adopt this plat as CASEY'S BLACKLAND, an addition to the Town of Blackland, Rockwall County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use.

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and right conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Executed this the \_\_\_ day of \_\_\_, 2025. BY: James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust

Authorized Signature Printed Name and Title

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas

SURVEYOR KIMLEY-HORN AND ASSOC. INC. 110 N. COLLEGE AVENUE, SUITE 1800 TYLER, TEXAS 75702 STANLEY CRAWFORD RUSSELL, RPLS TEL. NO. 817-335-6511 Stan.C.Russell@Kimley-Horn.com

OWNER JAMES WILLIAM VALK, JR., TRUSTEE OF THE JAMES WILLIAM VALK, JR. LIVING TRUST P.O. BOX 508 FATE, ROCKWALL COUNTY, TEXAS 75132

OWNER'S CERTIFICATION

WHEREAS James William Valk, Jr., Trustee of the James William Valk, Jr. Living Trust, is the owner of a 10.5908 acre (461,336 square foot) tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, Town of Blackland, Rockwall County, Texas; said tract being a portion of a called 10.83 acre tract of land described in Warranty Deed to James William Valk, Jr. Living Trust recorded in Instrument Number 2018000003981, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the west line of said 10.83 acre tract and the east right-of-way line of Farm-to-Market 548 (F.M. 548) (an 80' right-of-way), said iron rod being the southwest corner of a tract of land described in Deed to State of Texas recorded in Instrument Number 20210000015812, O.P.R.R.C.T. and the west end of a right-of-way corner clip;

THENCE along the south line of said State of Texas tract and the south right-of-way line of State Highway 276 (S.H. 276) (a variable width right-of-way) the following eight (8) calls:

- North 45°00'27" East, along said corner clip, a distance of 84.41 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
North 88°50'28" East, a distance of 221.95 feet to a point for corner;
North 79°41'24" East, a distance of 26.47 feet to a point for corner;
North 88°46'40" East, a distance of 542.49 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER";
South 29°42'57" East, a distance of 39.63 feet to a 5/8" iron rod found;
North 88°50'28" East, a distance of 39.83 feet to a point for corner;
North 29°29'31" East, a distance of 40.57 feet to a point for corner;
North 88°46'40" East, a distance of 170.92 feet to a 5/8" iron rod found with a cap stamped "TXDOT SURVEY MARKER" in the east line of said 10.83 acre tract, said iron rod being the most easterly southeast corner of said State of Texas tract.

THENCE South 43°44'21" West, along the said east line of 10.83 acre tract, a distance of 793.97 feet to a 1/2" iron rod found with a cap (disturbed), said iron rod being the southeast corner of said 10.83 acre tract and the northeast corner of a called 2.13 acre tract of land described in Warranty Deed with Vendor's Lien to Cary L. Scheurer and Mark R. Scheurer recorded in Volume 6354, Page 189, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 88°45'01" West, along the south line of said 10.83 acre tract and the north line of said 2.13 acre tract, a distance of 560.35 feet to a 1/2" iron rod found with a cap stamped "RSCD RPLS 5034" in the said east right-of-way line of F.M. 548, said iron rod being the southwest corner of said 10.83 acre tract and the northwest corner of said 2.13 acre tract;

THENCE North 01°00'38" East, along the said east right-of-way line of F.M. 548 and the said west line of 10.83 acre tract, a distance of 500.12 feet to the POINT OF BEGINNING and containing 461,336 square feet or 10.5908 acres of land, more or less.

PRELIMINARY PLAT CASEY'S BLACKLAND 10.5908 ACRES JEREMIAH R. MARRS SURVEY, ABSTRACT No. 152 TOWN OF BLACKLAND, ROCKWALL COUNTY, TEXAS

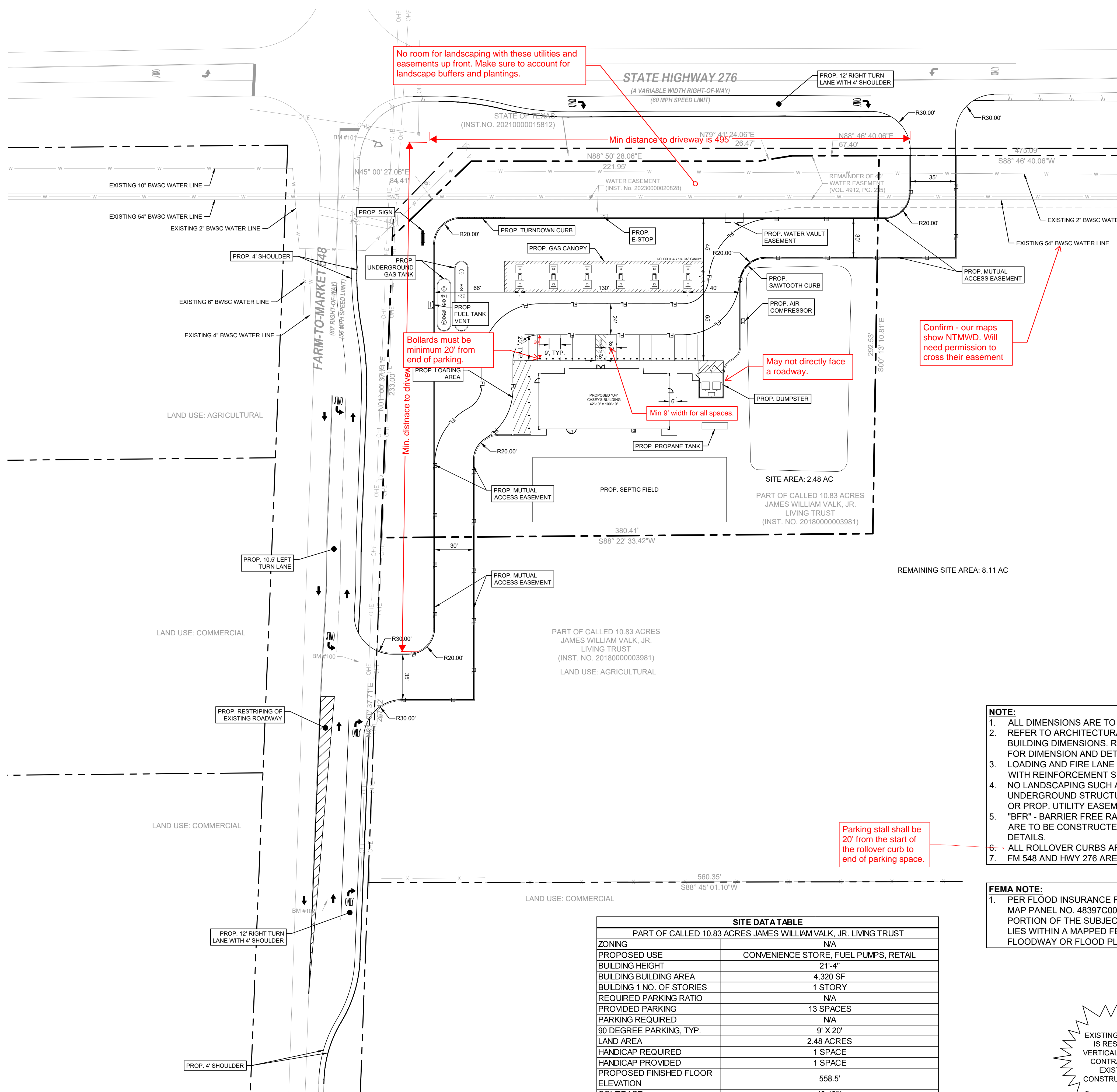


110 N. College Avenue, Suite 1800 FIRM # 10194040 Tel. No. (903) 617-5839 www.kimley-horn.com

Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 40', MKK, SCR, 05/13/2025, 060007507, 1 OF 1

2025-04-16 11:20 AM  
 JAMES  
 48397C0065L  
 LAST SAID  
 5292983 8 AM  
 K:BAU D:\00000707\04515 BLACKLAND\CAD\PLANS\PRELIMINARY PLAN  
 DWG PATH  
 SITE NUMBER: 143-041

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - Remove Engineering plan sheets from Site Plan set. Will be reviewed with Engineering submittal.
  - 4% Engineering Inspection Fees
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - No structures or fences within easements.
  - All utilities must be underground.
  - Required 10' utility easement along all street frontages.
  - The property must be platted.
  - TXDOT permits required for utility, drainage, and driveway improvements within TXDOT ROW.
  - Need to show existing and proposed utilities on the Site Plan.
  - Additional comments may be provided at time of Engineering.
- Drainage Items:**
- Existing flow patterns must be maintained.
  - Detention must be provided for the entire site.
  - Detention is based on property zoning, not use of specific area.
  - Stormwater cannot increase off the property in any direction.
  - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
  - Detention easement required at freeboard elevation.
  - No vertical walls are allowed in detention easement.
  - Detention pond is required to have an emergency spillway.
  - Detention ponds must be irrigated.
  - No water or sewer lines can be in detention easement.
  - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
  - No grate inlets allowed.
  - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
  - Dumpster and gas canopy areas shall drain to an oil/water separator and then into the storm system.
  - Fueling area must drain to an oil/water separator.
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - The site is located within the Blackland water district, but must meet all of the fire flow requirements. Must have a letter from Blackland stating that they can serve with required fire flows and pressure.
  - All proposed septic systems will need to be reviewed and permitted through Rockwall County.
  - Water to be 10' separated from storm and sewer lines.
- Roadway Paving Items:**
- All driveways must meet City and TXDOT spacing requirements. Neither driveway meet TXDOT spacing
  - All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
  - No gravel or asphalt allowed in any area.
  - All Parking to be 20'x9' minimum.
  - Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
  - Drive isles to be 24' wide.
  - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - Fire lane to be in a platted easement.
  - Culverts for driveways (if needed) will need to be engineered.
  - TIA Required. Review fees apply.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSION AND DETAIL OF HARDSCAPE.
  3. LOADING AND FIRE LANE PAVING SHALL BE CLASS P1 CONCRETE WITH REINFORCEMENT SPECS EQUAL TO CITY STREETS.
  4. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROP. UTILITY EASEMENTS AND RIGHT OF WAY.
  5. "BFR" - BARRIER FREE RAMPS, DRIVEWAYS, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED PER CITY OF BLACKLAND STANDARD DETAILS.
  6. ALL ROLLOVER CURBS ARE TO BE 10" WIDE AND 6" TALL.
  7. FM 548 AND HWY 276 ARE BOTH UNDIVIDED ROADWAYS.

- FEMA NOTE:**
1. PER FLOOD INSURANCE RATE MAP PANEL NO. 48397C0065L, NO PORTION OF THE SUBJECT SITE LIES WITHIN A MAPPED FEMA FLOODWAY OR FLOOD PLAIN



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE DATA TABLE	
PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST	
ZONING	N/A
PROPOSED USE	CONVENIENCE STORE, FUEL PUMPS, RETAIL
BUILDING HEIGHT	21'-4"
BUILDING BUILDING AREA	4,320 SF
BUILDING 1 NO. OF STORIES	1 STORY
REQUIRED PARKING RATIO	N/A
PROVIDED PARKING	13 SPACES
PARKING REQUIRED	N/A
90 DEGREE PARKING, TYP.	9' X 20'
LAND AREA	2.48 ACRES
HANDICAP REQUIRED	1 SPACE
HANDICAP PROVIDED	1 SPACE
PROPOSED FINISHED FLOOR ELEVATION	558.5'
COVERAGE	40.40%
* PARKING PROVIDED TOTAL INCLUDES HC PARKING	

**BENCH MARK LIST**

BM #100 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017652.58 EASTING: 2631820.37 ELEV. = 559.70'
BM #101 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TXDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.	NORTHING: 7018054.92 EASTING: 2631826.97 ELEV. = 553.65'
BM #102 "12" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017467.80 EASTING: 2631799.41 ELEV. = 563.78'

DATE

REVISIONS

No.

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8942  
 WWW.KIMLEY-HORN.COM TX F-828

FOR REVIEW ONLY  
 Not for construction, bidding, or permit purposes.

STEPHANIE TUTT  
 Engineer  
 P.E. No. 145394 Date Dec-25

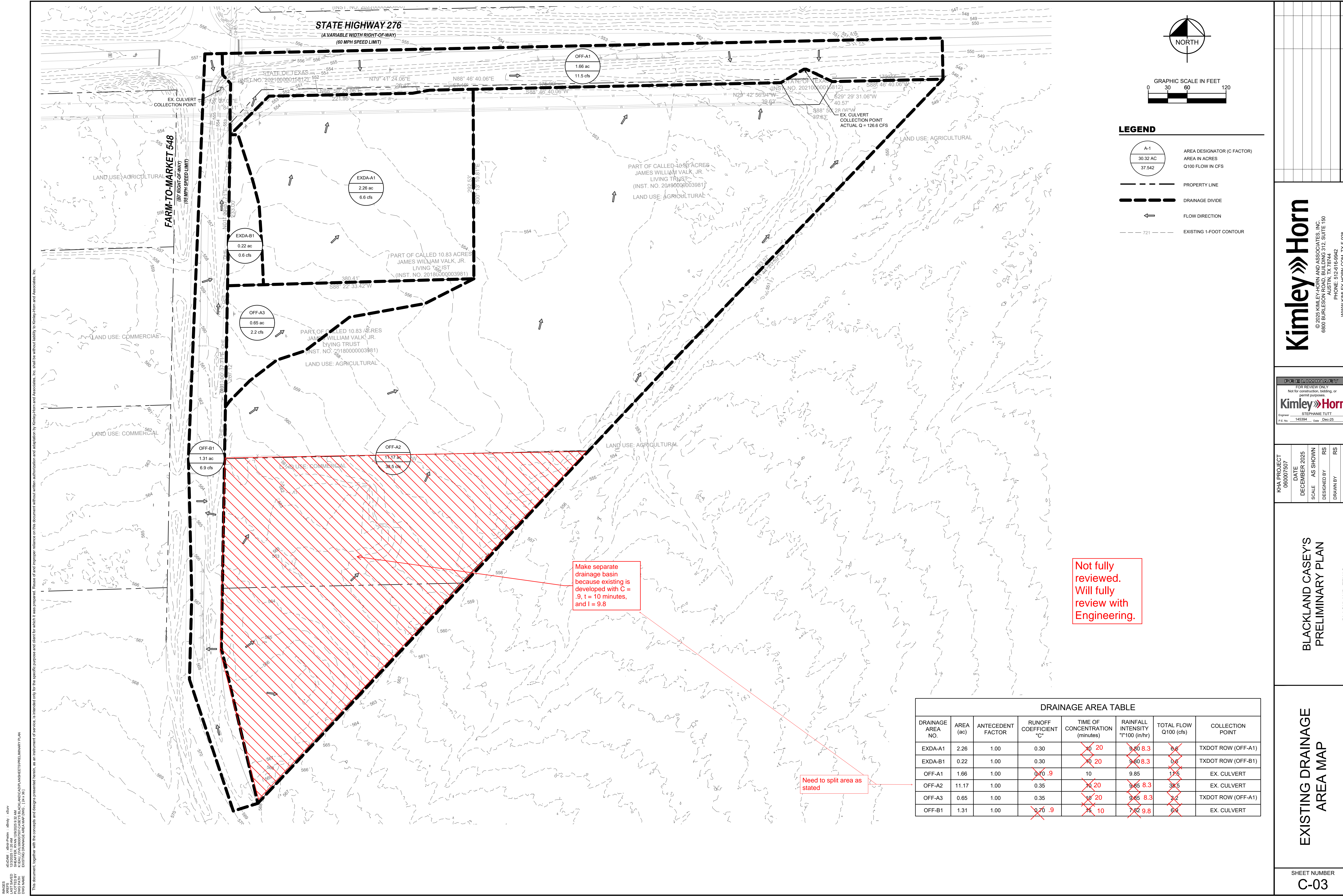
KHA PROJECT	DATE	SCALE	DESIGNED BY	RS	RS	ST
060007507	DECEMBER 2025	AS SHOWN	STEPHANIE TUTT			

BLACKLAND CASEY'S  
 PRELIMINARY PLAN

BLACKLAND, TEXAS

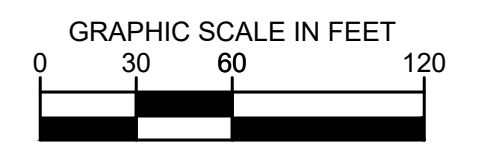
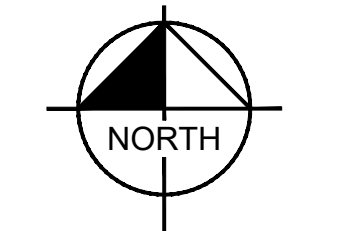
SITE PLAN

SHEET NUMBER  
 C-01



STATE HIGHWAY 276  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(60 MPH SPEED LIMIT)

FARM-TO-MARKET 548  
(60 MPH SPEED LIMIT)



**LEGEND**

- A-1 AREA DESIGNATOR (C FACTOR)
- 30.32 AC AREA IN ACRES
- 37.542 Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- ← FLOW DIRECTION
- - - 721 - - - EXISTING 1-FOOT CONTOUR

Make separate drainage basin because existing is developed with C = .9, t = 10 minutes, and I = 9.8

Not fully reviewed. Will fully review with Engineering.

Need to split area as stated

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EXDA-A1	2.26	1.00	0.30	10 20	9.85 8.3	6.6	TXDOT ROW (OFF-A1)
EXDA-B1	0.22	1.00	0.30	10 20	9.85 8.3	0.6	TXDOT ROW (OFF-B1)
OFF-A1	1.66	1.00	0.70 .9	10	9.85	11.6	EX. CULVERT
OFF-A2	11.17	1.00	0.35	10 20	9.85 8.3	38.5	EX. CULVERT
OFF-A3	0.65	1.00	0.35	10 20	9.85 8.3	2.2	TXDOT ROW (OFF-A1)
OFF-B1	1.31	1.00	0.70 .9	15 10	7.82 9.8	6.4	EX. CULVERT

KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, SUITE 150  
 AUSTIN, TEXAS 78744  
 TEL: 512-616-9942  
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-9942  
 WWW.KIMLEY-HORN.COM TX F-528

FOR REVIEW ONLY  
Not for construction, bidding, or permit purposes.

**Kimley»Horn**

Engineer: STEPHANIE TUTT  
 P.E. No. 145394 Date: Dec-25

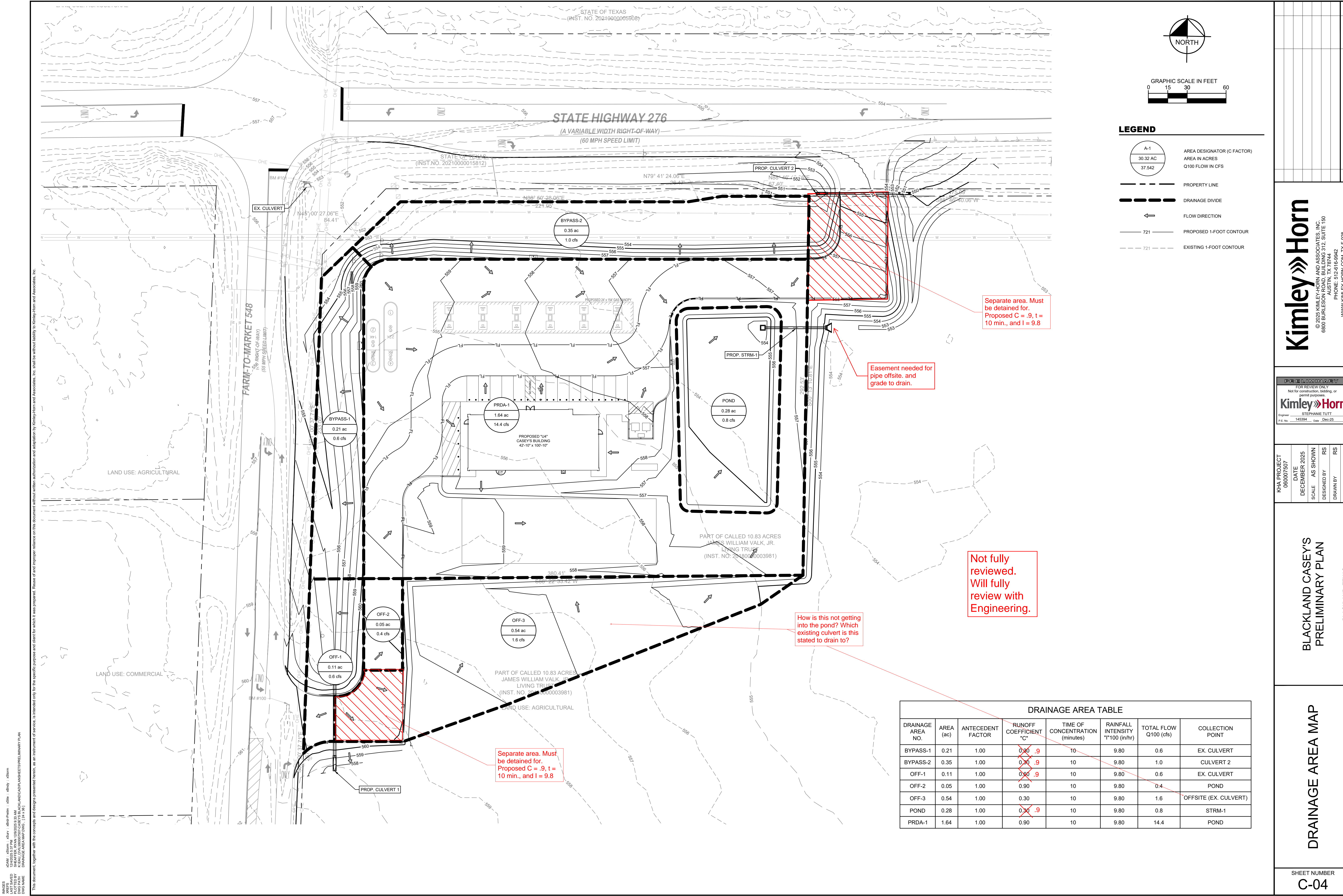
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

BLACKLAND CASEY'S  
PRELIMINARY PLAN

BLACKLAND, TEXAS

EXISTING DRAINAGE  
AREA MAP

SHEET NUMBER  
**C-03**



STATE OF TEXAS  
(INST. NO. 2021000005908)

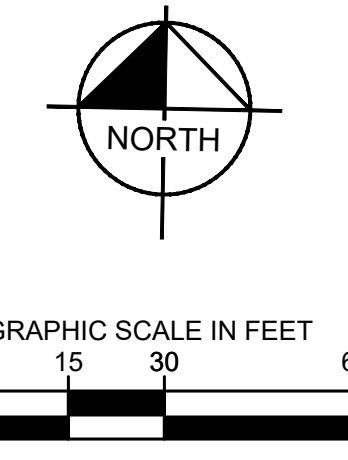
STATE OF TEXAS  
(INST. NO. 2021000015812)

PART OF CALLED 10.83 ACRES  
JAMES WILLIAM VALK, JR.  
LIVING TRUST  
(INST. NO. 20180120003981)

PART OF CALLED 10.83 ACRES  
JAMES WILLIAM VALK, JR.  
LIVING TRUST  
(INST. NO. 20180120003981)

STATE HIGHWAY 276  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
(60 MPH SPEED LIMIT)

FARM-TO-MARKET 548  
(55 MPH SPEED LIMIT)



- LEGEND**
- A-1  
30.32 AC  
37.542 AREA DESIGNATOR (C FACTOR)  
AREA IN ACRES  
Q100 FLOW IN CFS
  - PROPERTY LINE
  - DRAINAGE DIVIDE
  - ← FLOW DIRECTION
  - 721 PROPOSED 1-FOOT CONTOUR
  - - - 721 EXISTING 1-FOOT CONTOUR

Separate area. Must be detained for.  
Proposed C = .9, t = 10 min., and I = 9.8

Easement needed for pipe offsite, and grade to drain.

Not fully reviewed.  
Will fully review with Engineering.

How is this not getting into the pond? Which existing culvert is this stated to drain to?

Separate area. Must be detained for.  
Proposed C = .9, t = 10 min., and I = 9.8

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
BYPASS-1	0.21	1.00	0.90	10	9.80	0.6	EX. CULVERT
BYPASS-2	0.35	1.00	0.90	10	9.80	1.0	CULVERT 2
OFF-1	0.11	1.00	0.90	10	9.80	0.6	EX. CULVERT
OFF-2	0.05	1.00	0.90	10	9.80	0.4	POND
OFF-3	0.54	1.00	0.90	10	9.80	1.6	OFFSITE (EX. CULVERT)
POND	0.28	1.00	0.90	10	9.80	0.8	STRM-1
PRDA-1	1.64	1.00	0.90	10	9.80	14.4	POND

12/22/2025 10:58:33 AM  
 K:\RAU\_D\10000007\2025\18\BLACKLANDS\PLANS\PRELIMINARY PLAN  
 DIVISION: PRELIMINARY PLAN (1:400)

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
6800 BURLISON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-9944  
WWW.KIMLEY-HORN.COM TX F-528

FOR REVIEW ONLY  
Not for construction, bidding, or permit purposes.

**Kimley-Horn**

Engineer: STEPHANIE TUTT  
P.E. No. 145394 Date: Dec-25

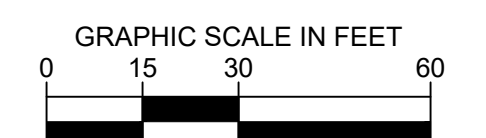
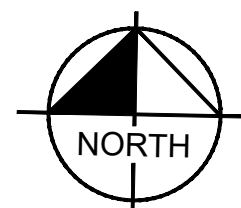
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

BLACKLAND CASEY'S  
PRELIMINARY PLAN

BLACKLAND, TEXAS

DRAINAGE AREA MAP

SHEET NUMBER  
**C-04**



**LEGEND**

---	PROPERTY LINE
- - -	LOT LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM
+	PROPOSED FIRE HYDRANT
○	FDC
○	SANITARY SEWER MANHOLE
○	WATER METER
○	WATER VALVE
○	STORM MANHOLE
○	TYPE "Y" INLET

**KEY**

TYP.	TYPICAL
BFR	BARRIER FREE RAMP
CI	CURB INLET
JB	JUNCTION BOX
GI	GRATE INLET
HW	HEADWALL
MH	MANHOLE
CO	CLEANOUT
GT	GREASE TRAP
FH	FIRE HYDRANT
UE	UTILITY EASEMENT
WM	WATER METER
DCV	DOUBLE DETECTOR CHECK VAULT
IRR.	IRRIGATION METER
FDC	FIRE DEPARTMENT CONNECTION
○	NUMBER OF PARKING SPACES

**UTILITY NOTES**

- PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEERING IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF EXISTING FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
- THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED OR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT SHOWN) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THIS PLAN.
- CONTRACTOR TO ADJUST MH RIM ELEVATIONS TO FINISHED GRADE. THE USE OF GRADE RINGS ARE LIMITED TO A TOTAL OF 12" (EXISTING AND PROPOSED).
- TAPPING OR METER FEE, IF APPLICABLE, SHALL BE PAID BY CONTRACTOR.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF BLACKLAND STANDARD SPECIFICATIONS AND DETAILS.
- REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
- SANITARY SEWER SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER FROM OUTSIDE OF PIPE TO FINAL GRADE.
- WATER SERVICE IS PROVIDED BY BLACKLAND WATER SUPPLY CORPORATION (BWSC).
- ON-SITE SEPTIC IS PROVIDED FOR WASTEWATER.

**BENCH MARK LIST**

BM #100 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017652.58 EASTING: 2631820.37 ELEV. = 559.70'
BM #101 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.	NORTHING: 7018054.92 EASTING: 2631826.97 ELEV. = 553.65'
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Not fully reviewed. Will fully review with Engineering.

**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Label size

how does this work with proposed water on top of 2" existing water?

Needs to be a Min. 20' easement outside of NTMWD and new line must be centered in 20' easement. The easement language only allows crossing the easement with utilities and roads at angles not less than 45 degrees...not allowed to run adjacent in easement

and fire lane  
Need meter for irrigation?

Not allowed to put this water line in NTMWD easement.

and fire lane

KIMBLE-HORN AND ASSOCIATES, INC.  
 8800 BURLINGTON ROAD, SUITE 500  
 AUSTIN, TEXAS 78744  
 TEL: 512-616-8942  
 WWW.KIMBLE-HORN.COM

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NO.	REVISIONS	DATE	BY

**Kimble-Horn**

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 AUSTIN, TX 78744  
 PHONE: 512-616-8942  
 WWW.KIMBLE-HORN.COM TX F-928

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**Kimble-Horn**

Engineer: STEPHANIE TUTT  
 P.E. No. 145394 Date: Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

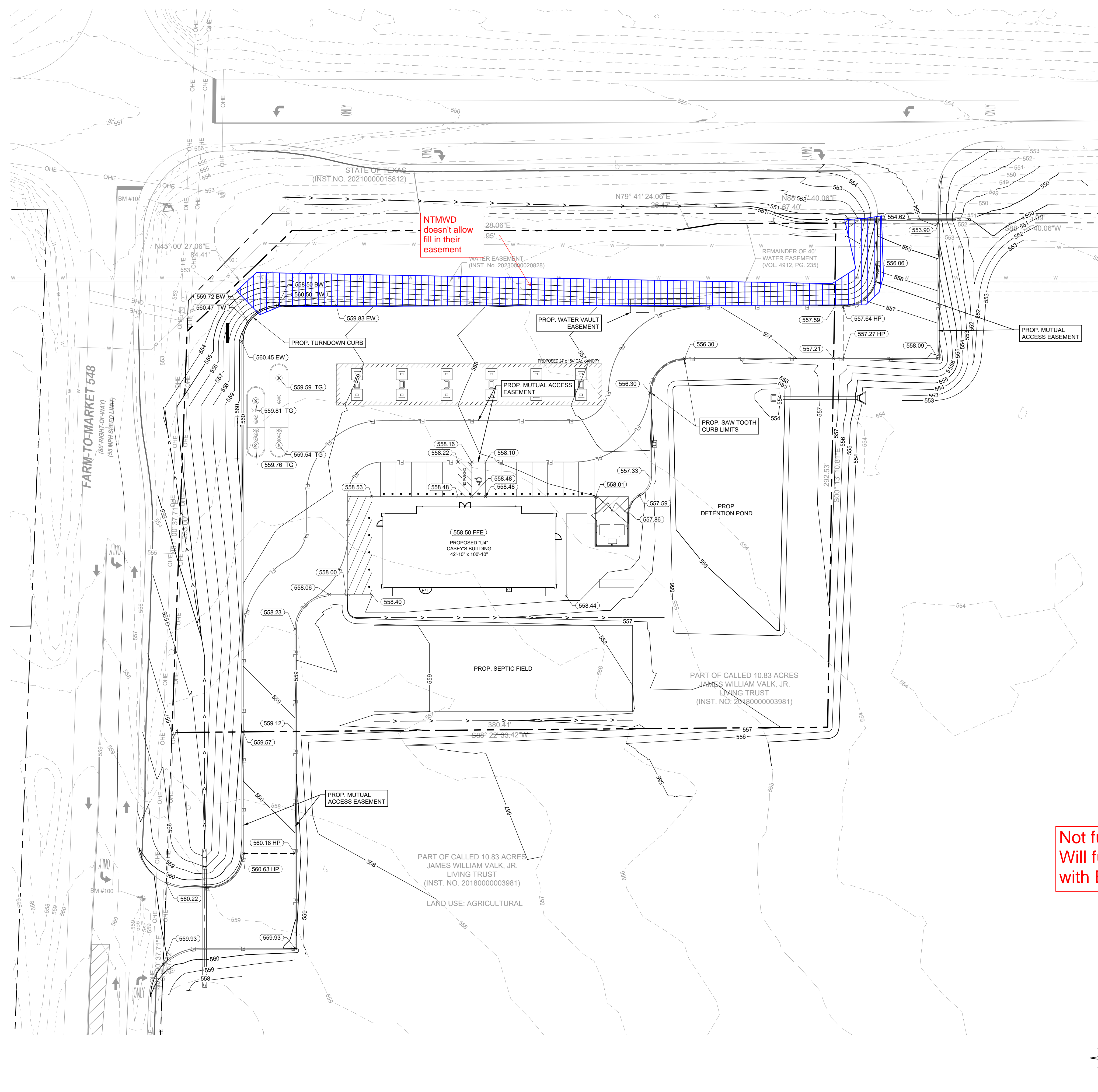
BLACKLAND CASEY'S  
 PRELIMINARY PLAN

UTILITY PLAN

SHEET NUMBER  
**C-05**

KIMLEY-HORN AND ASSOCIATES, INC.  
 12000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202-3125  
 PHONE: 303.751.4000  
 WWW.KIMLEY-HORN.COM

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NTMWD doesn't allow fill in their easement

**GRADING NOTES**

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, THE FINAL GEOTECHNICAL REPORT, AS WELL AS CITY OF BLACKLAND AND NCTCOG CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOW THE PAVED FINISH GRADE. FINISH GRADE ELEVATIONS ARE TO TOP OF FINISH GRADE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
- FOR AREAS OUTSIDE OF PAVEMENT, FINISH GRADES ARE TO TOP OF FINISH GRADE.
- FINISH GRADES SHALL BE PLUS OR MINUS ONE TENTH OF A FOOT (±0.10') OF DESIGN GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE PLANS.
- CONTRACTOR SHALL CALL DIGTEST AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
- PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
- REFER TO DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL EROSION UNDER EXISTING PAVEMENT ALONG THE PROJECT LIMITS DURING CONSTRUCTION.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- CONTRACTOR SHALL ADJUST RIMS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO MATCH FINISH GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED MARCH 24, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED.

**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- ▬ BARRIER FREE RAMP
- ⊕ PROPOSED FIRE HYDRANT
- FDC
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ STORM MANHOLE
- ⊙ TYPE 'Y' INLET

Not fully reviewed.  
Will fully review  
with Engineering.



**CAUTION!!**  
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**BENCH MARK LIST**

- BM #100 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
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 NORTHING: 7017467.80  
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 ELEV. = 563.78'

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8944  
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**Kimley-Horn**  
 STEPHANIE TUTT  
 Engineer  
 P.E. No. 145394 Date Dec-25

KHA PROJECT	DATE	SCALE	DESIGNED BY	RS	RS	ST
060007507	DECEMBER 2025	AS SHOWN				

BLACKLAND CASEY'S  
 PRELIMINARY PLAN  
 BLACKLAND, TEXAS

**GRADING PLAN**  
 SHEET NUMBER  
**C-02**



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 SEC FM 548 AND HWY 276

SUBDIVISION CASEYS BLACKLAND

LOT 1 BLOCK 1

GENERAL LOCATION SEC FM 548 AND HWY 276

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SITE LOCATED IN ROCKWALL ETJ

CURRENT USE VACANT, UNDEVELOPED

PROPOSED ZONING SITE LOCATED IN ROCKWALL ETJ

PROPOSED USE CONVENIENCE STORE AND FUELING STATION

ACREAGE 2.4775

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER RENE E BURNS

APPLICANT KIMLEY HORN

CONTACT PERSON JAMES VALK

CONTACT PERSON STEPHANIE TUTT

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

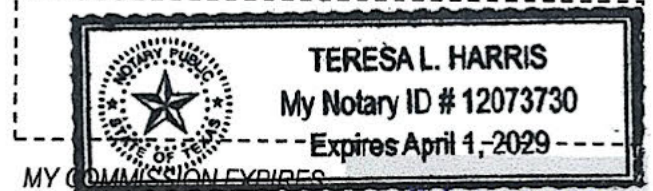
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 2025 BY SIGNING THIS 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."

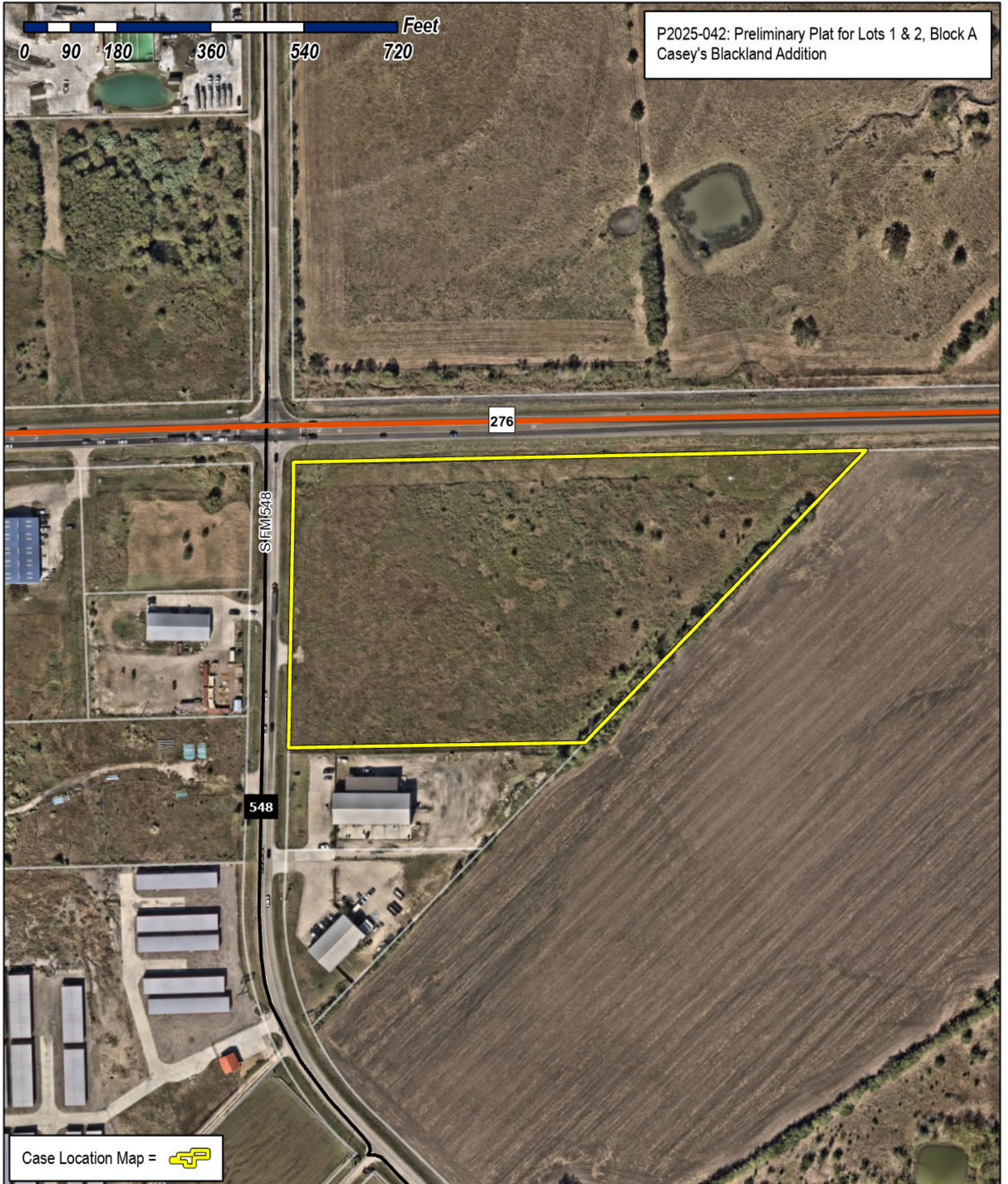
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2025.

OWNER'S SIGNATURE

*Renee Burns*  
*Teresa L. Harris*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create two lots adn dedicate easements.
6. 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.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. 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.
9. 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.
10. 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).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the \_\_\_ day of \_\_\_, 2025.
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 thirty (30) days from said date of final approval.
WITNESS OUR HANDS, This \_\_\_ day of \_\_\_, 2025
Mayor
City Secretary

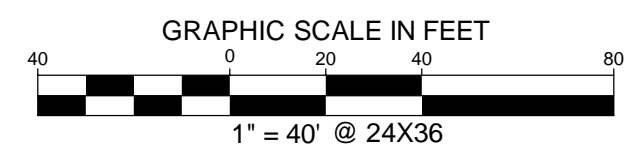
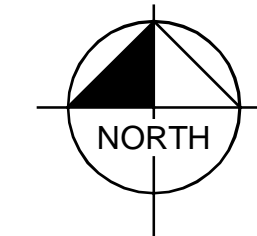
SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 12/27/2024 and that all corners are shown hereon.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7090

STATE OF TEXAS
COUNTY OF SMITH

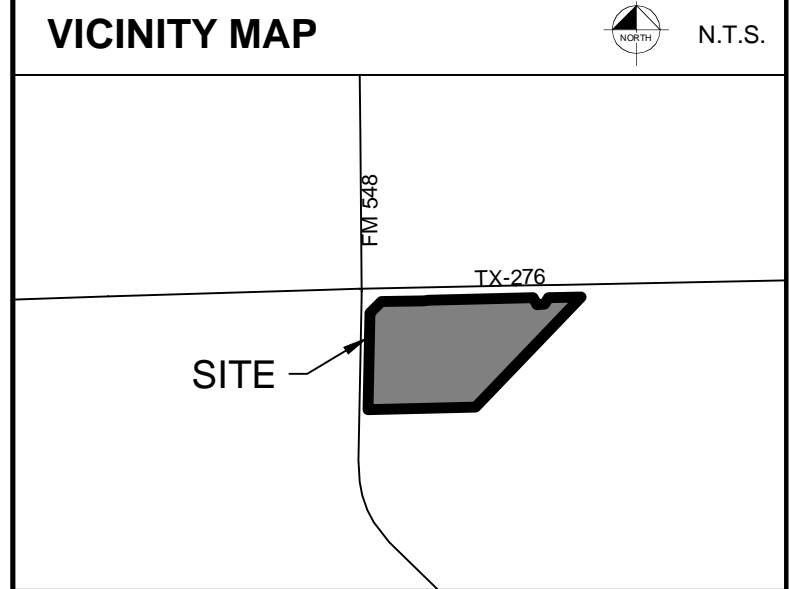
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas



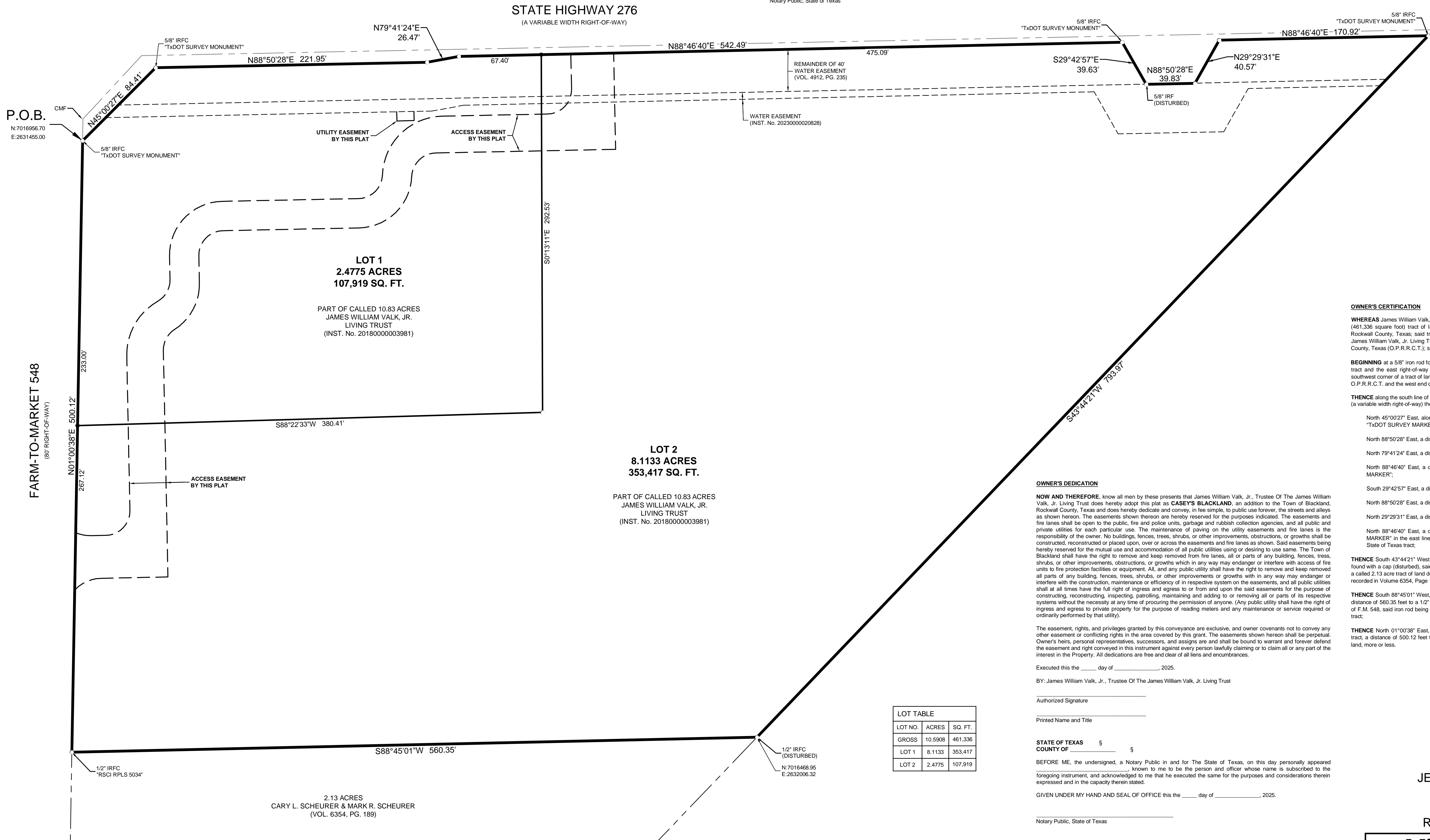
LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND CAPPED
CMF = CONCRETE MONUMENT FOUND



LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Adjacent Property Line, Existing Easement Line, Proposed Easement Line, Denial of Access Line.



P.O.B.
N:7016956.70
E:2631455.00

LOT 1
2.4775 ACRES
107,919 SQ. FT.

PART OF CALLED 10.83 ACRES
JAMES WILLIAM VALK, JR.
LIVING TRUST
(INST. No. 2018000003981)

LOT 2
8.1133 ACRES
353,417 SQ. FT.

PART OF CALLED 10.83 ACRES
JAMES WILLIAM VALK, JR.
LIVING TRUST
(INST. No. 2018000003981)

LOT TABLE
Table with 3 columns: LOT NO., ACRES, SQ. FT.
LOT 1: 8.1133, 353,417
LOT 2: 2.4775, 107,919

OWNER'S CERTIFICATION

WHEREAS James William Valk, Jr., Trustee of the James William Valk, Jr. Living Trust, is the owner of a 10.5908 acre (461,336 square foot) tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, Town of Blackland, Rockwall County, Texas; said tract being a portion of a called 10.83 acre tract of land described in Warranty Deed to James William Valk, Jr. Living Trust recorded in Instrument Number 2018000003981, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER" in the west line of said 10.83 acre tract and the east right-of-way line of Farm-to-Market 548 (F.M. 548) (an 80' right-of-way), said iron rod being the southwest corner of a tract of land described in Deed to State of Texas recorded in Instrument Number 20210000015812, O.P.R.R.C.T. and the west end of a right-of-way corner clip;

THENCE along the south line of said State of Texas tract and the south right-of-way line of State Highway 276 (S.H. 276) (a variable width right-of-way) the following eight (8) calls:

North 45°00'27" East, along said corner clip, a distance of 84.41 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER", said iron rod being the north end of said corner clip;

North 88°50'28" East, a distance of 221.95 feet to a point for corner;

North 79°41'24" East, a distance of 26.47 feet to a point for corner;

North 88°46'40" East, a distance of 542.49 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER";

South 29°42'57" East, a distance of 39.63 feet to a 5/8" iron rod found;

North 88°50'28" East, a distance of 39.63 feet to a point for corner;

North 29°29'31" East, a distance of 40.57 feet to a point for corner;

North 88°46'40" East, a distance of 170.92 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER" in the east line of said 10.83 acre tract, said iron rod being the most easterly southeast corner of said State of Texas tract;

THENCE South 43°44'21" West, along the said east line of 10.83 acre tract, a distance of 793.97 feet to a 1/2" iron rod found with a cap (disturbed), said iron rod being the southeast corner of said 10.83 acre tract and the northeast corner of a called 2.13 acre tract of land described in Warranty Deed with Vendor's Lien to Cary L. Scheurer and Mark R. Scheurer recorded in Volume 6354, Page 189, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 88°45'01" West, along the south line of said 10.83 acre tract and the north line of said 2.13 acre tract, a distance of 560.35 feet to a 1/2" iron rod found with a cap stamped "RSCD RPLS 5034" in the said east right-of-way line of F.M. 548, said iron rod being the southwest corner of said 10.83 acre tract and the northwest corner of said 2.13 acre tract;

THENCE North 01°00'38" East, along the said east right-of-way line of F.M. 548 and the said west line of 10.83 acre tract, a distance of 500.12 feet to the POINT OF BEGINNING and containing 461,336 square feet or 10.5908 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust does hereby adopt this plat as CASEY'S BLACKLAND, an addition to the Town of Blackland, Rockwall County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Blackland shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all parts of any building, fences, trees, shrubs, or other improvements or growths with in any way may endanger or interfere with the construction, maintenance or efficiency of in respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and right conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Executed this the \_\_\_ day of \_\_\_, 2025.

BY: James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust

Authorized Signature

Printed Name and Title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 817-335-6511
Stan.C.Russell@Kimley-Horn.com

OWNER
JAMES WILLIAM VALK, JR.,
TRUSTEE OF THE JAMES WILLIAM
VALK, JR. LIVING TRUST
P.O. BOX 508
FATE, ROCKWALL COUNTY,
TEXAS 75132

PRELIMINARY PLAT
CASEY'S BLACKLAND
10.5908 ACRES
JEREMIAH R. MARRS SURVEY,
ABSTRACT No. 152
TOWN OF BLACKLAND,
ROCKWALL COUNTY, TEXAS

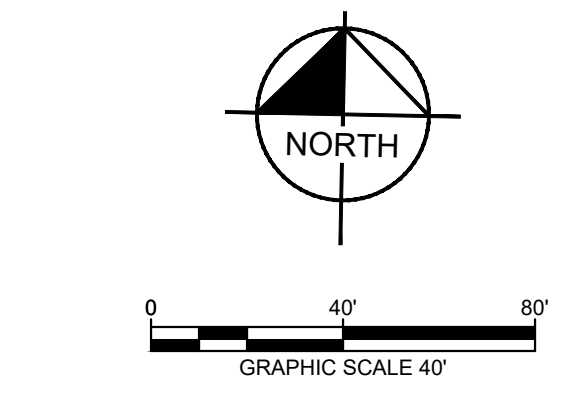
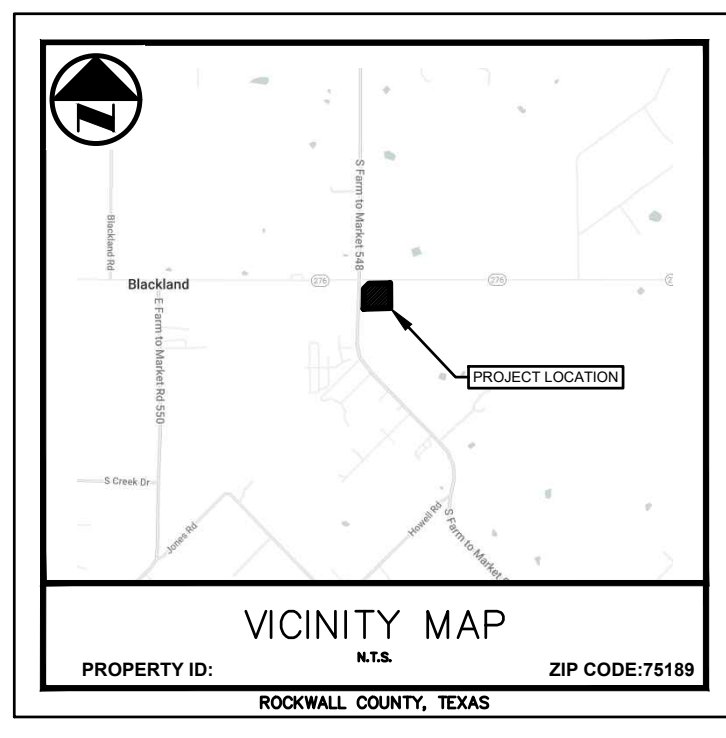
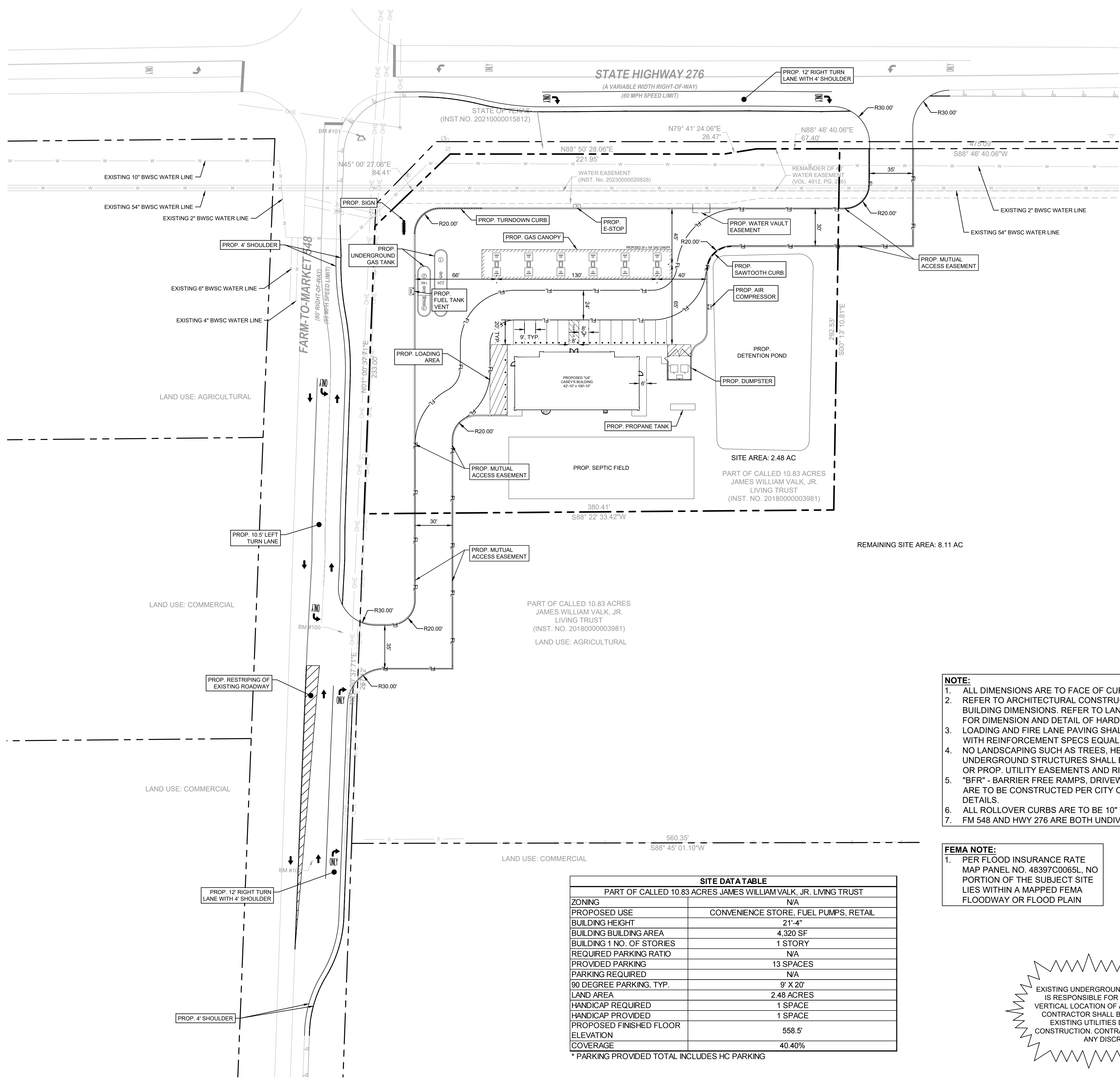
Kimley Horn logo

110 N. College Avenue, Suite 1800
FIRM # 10194040
Tel. No. (903) 617-5839
www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.
Scale: 1" = 40', Drawn by: MKK, Checked by: SCR, Date: 05/13/2025, Project No.: 060007507, Sheet No.: 1 OF 1

2025-12-23 10:52:00  
 JAMES  
 48397C0065L  
 LAST SAID  
 12/23/25 10:52:00 AM  
 K:\AUGUST\2025\12\23\25\10:52:00 AM  
 DWS:PAVE  
 SITE PLAN

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- - - - EXISTING OVERHEAD ELECTRIC LINE
- - - - EXISTING WATER LINE
- - - - EXISTING SANITARY SEWER LINE
- - - - SAW CUT
- - - - EXISTING ASPHALT
- - - - PROP. RETAINING WALL
- - - - PROP. SANITARY SEWER LINE
- - - - PROP. WATER LINE
- - - - PROP. HEADWALL
- ⊕ ACCESSIBLE PARKING SYMBOL
- ⊕ NUMBER OF PARKING SPACES
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GREASE TRAP
- ⊕ PUBLIC SIDEWALK

**KEY**

- EX. EXISTING
- PROP. PROP.
- LP PROP. LIGHT POLE
- CONC. CONCRETE
- OHE OVERHEAD ELECTRIC
- GI GRATE INLET
- P.E. PEDESTRIAN EASEMENT
- BFR BARRIER FREE RAMP

- NOTE:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSION AND DETAIL OF HARDSCAPE.
  - LOADING AND FIRE LANE PAVING SHALL BE CLASS P1 CONCRETE WITH REINFORCEMENT SPECS EQUAL TO CITY STREETS.
  - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROP. UTILITY EASEMENTS AND RIGHT OF WAY.
  - "BFR" - BARRIER FREE RAMPS, DRIVEWAYS, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED PER CITY OF BLACKLAND STANDARD DETAILS.
  - ALL ROLLOVER CURBS ARE TO BE 10" WIDE AND 6" TALL.
  - FM 548 AND HWY 276 ARE BOTH UNDIVIDED ROADWAYS.

- FEMA NOTE:**
- PER FLOOD INSURANCE RATE MAP PANEL NO. 48397C0065L, NO PORTION OF THE SUBJECT SITE LIES WITHIN A MAPPED FEMA FLOODWAY OR FLOOD PLAIN



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE DATA TABLE	
PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST	
ZONING	N/A
PROPOSED USE	CONVENIENCE STORE, FUEL PUMPS, RETAIL
BUILDING HEIGHT	21'-4"
BUILDING BUILDING AREA	4,320 SF
BUILDING 1 NO. OF STORIES	1 STORY
REQUIRED PARKING RATIO	N/A
PROVIDED PARKING	13 SPACES
PARKING REQUIRED	N/A
90 DEGREE PARKING, TYP.	9' X 20'
LAND AREA	2.48 ACRES
HANDICAP REQUIRED	1 SPACE
HANDICAP PROVIDED	1 SPACE
PROPOSED FINISHED FLOOR ELEVATION	558.5'
COVERAGE	40.40%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

- BENCH MARK LIST**
- BM #100 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
  - BM #101 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.  
 NORTHING: 7018054.92  
 EASTING: 2631826.97  
 ELEV. = 553.65'
  - BM #102 "12" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017467.80  
 EASTING: 2631799.41  
 ELEV. = 563.78'

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLERSON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8942  
 WWW.KIMLEY-HORN.COM TX F-528

NO.	REVISIONS	DATE	BY

**BLACKLAND CASEY'S PRELIMINARY PLAN**

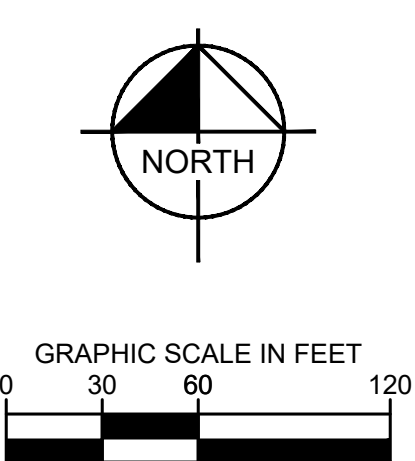
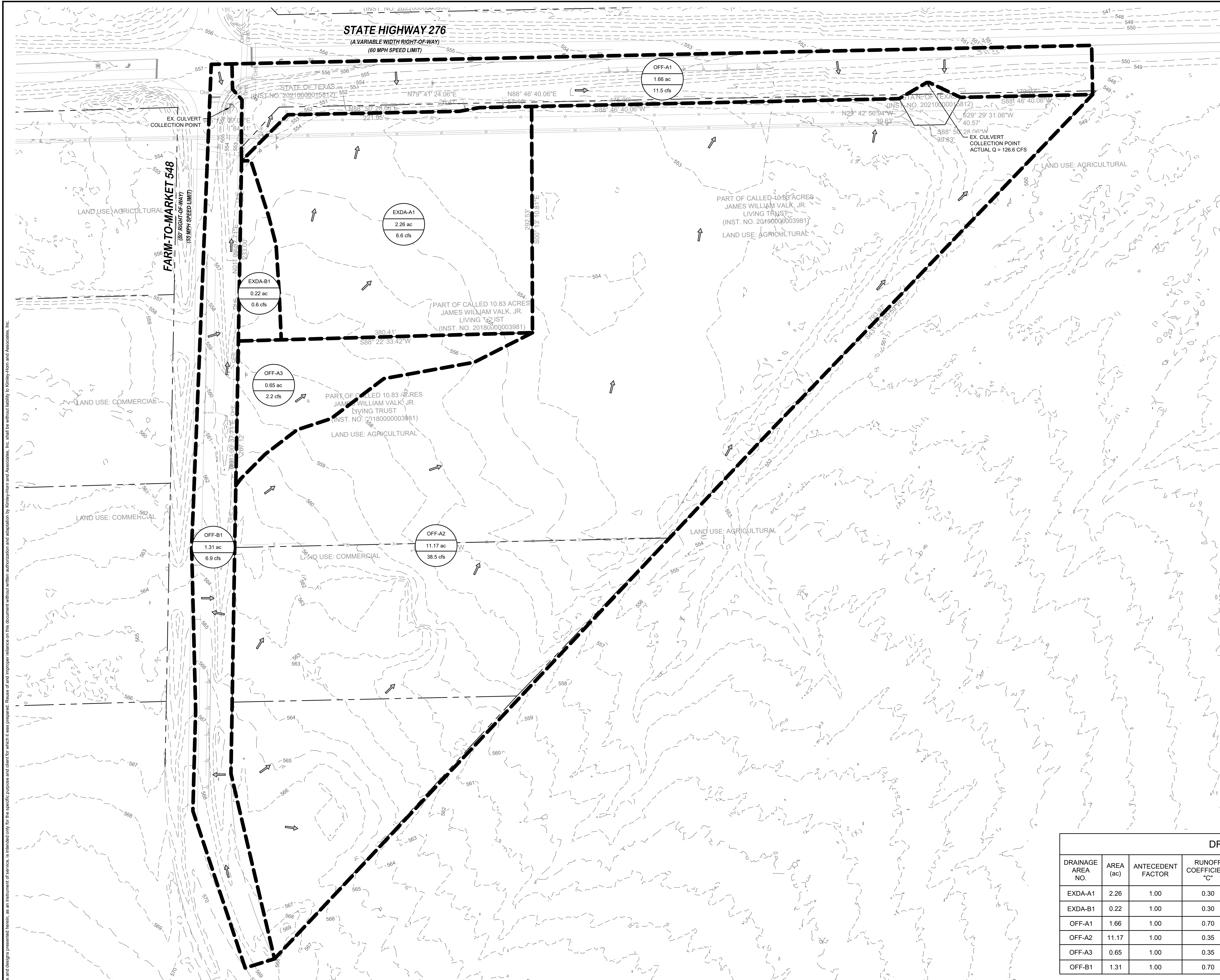
BLACKLAND, TEXAS

**SITE PLAN**

SHEET NUMBER  
**C-01**

JAMES  
 WALKER  
 LAST SAID  
 12/22/2025 11:20 AM 12/22/2025 12:32 AM  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 DIVISION  
 12/22/2025 11:20 AM 12/22/2025 12:32 AM

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**LEGEND**

	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
	EXISTING 1-FOOT CONTOUR

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EXDA-A1	2.26	1.00	0.30	10	9.80	6.6	TXDOT ROW (OFF-A1)
EXDA-B1	0.22	1.00	0.30	10	9.80	0.6	TXDOT ROW (OFF-B1)
OFF-A1	1.66	1.00	0.70	10	9.85	11.5	EX. CULVERT
OFF-A2	11.17	1.00	0.35	10	9.85	38.5	EX. CULVERT
OFF-A3	0.65	1.00	0.35	10	9.85	2.2	TXDOT ROW (OFF-A1)
OFF-B1	1.31	1.00	0.70	15	7.52	6.9	EX. CULVERT

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 AUSTIN, TX 78744  
 PHONE: 512-616-9942  
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**Kimley-Horn**

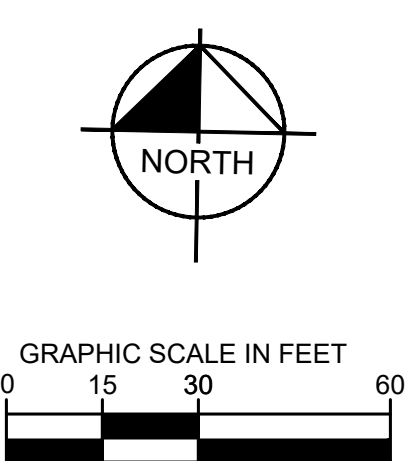
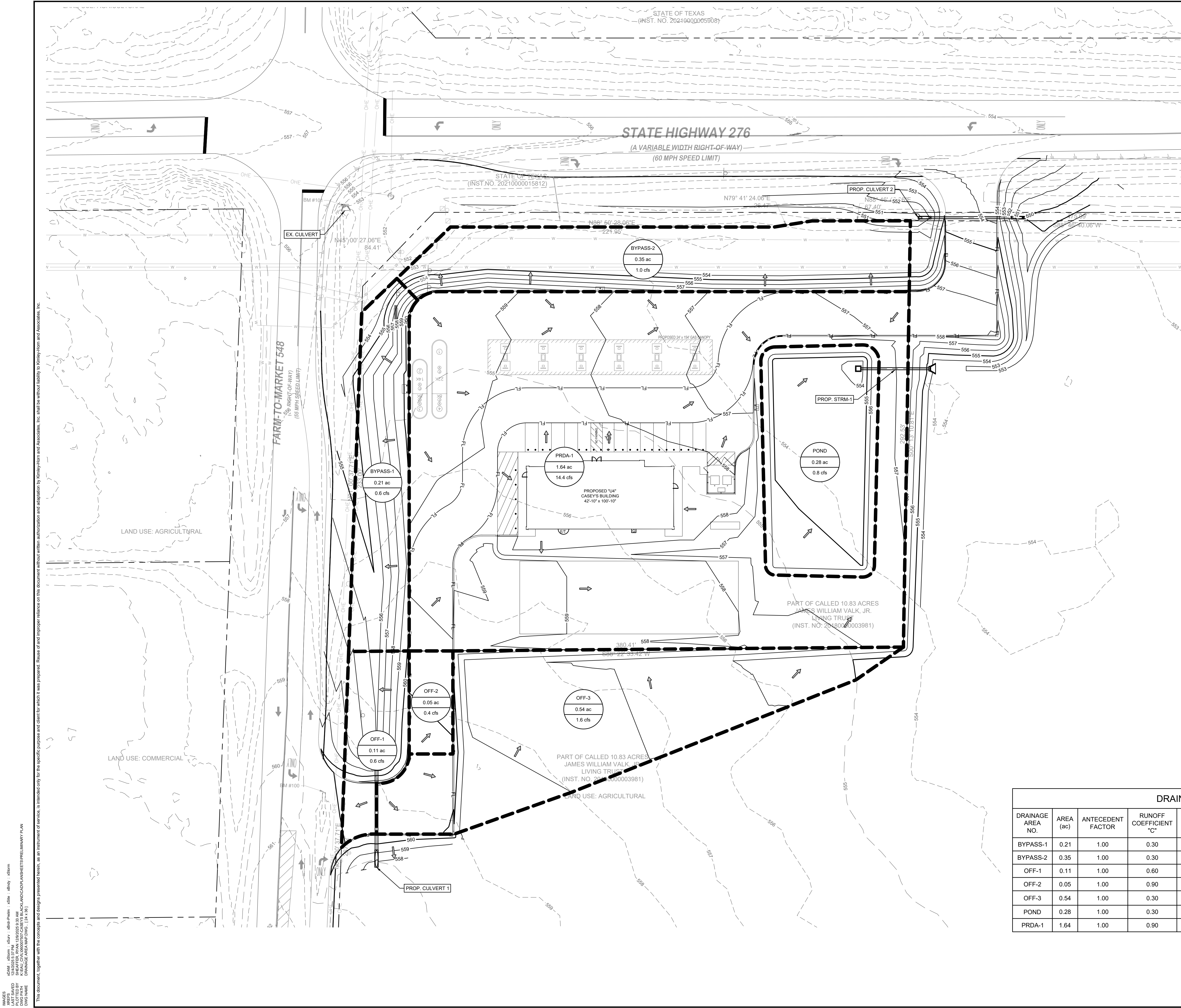
Engineer  
 STEPHANIE TUTT  
 P.E. No. 145394 Date Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

BLACKLAND CASEY'S  
 PRELIMINARY PLAN  
 BLACKLAND, TEXAS

EXISTING DRAINAGE  
 AREA MAP

SHEET NUMBER  
**C-03**



**LEGEND**

	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
	PROPOSED 1-FOOT CONTOUR
	EXISTING 1-FOOT CONTOUR

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "1"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
BYPASS-1	0.21	1.00	0.30	10	9.80	0.6	EX. CULVERT
BYPASS-2	0.35	1.00	0.30	10	9.80	1.0	CULVERT 2
OFF-1	0.11	1.00	0.60	10	9.80	0.6	EX. CULVERT
OFF-2	0.05	1.00	0.90	10	9.80	0.4	POND
OFF-3	0.54	1.00	0.30	10	9.80	1.6	OFFSITE (EX. CULVERT)
POND	0.28	1.00	0.30	10	9.80	0.8	STRM-1
PRDA-1	1.64	1.00	0.90	10	9.80	14.4	POND

KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLISON ROAD, SUITE 500  
 AUSTIN, TEXAS 78744  
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NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 permit purposes.

**Kimley-Horn**

Engineer: STEPHANIE TUTT  
 P.E. No. 145394 Date: Dec-25

KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

**BLACKLAND CASEY'S  
 PRELIMINARY PLAN**  
 BLACKLAND, TEXAS

**DRAINAGE AREA MAP**  
 SHEET NUMBER  
**C-04**





# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 12/12/2025 9:44:12 AM

**Prepared by:**

Stan Russell

Kimley-Horn

801 Cherry Street

Parcel Name: BOUNDARY - GROSS

Description: GROSS

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,017,982.1210'

East: 2,633,402.9354'

Segment# 1: Line

Course: N45°00'27"E

Length: 84.41'

North: 7,018,041.8000'

East: 2,633,462.6301'

Segment# 2: Line

Course: N88°50'28"E

Length: 221.95'

North: 7,018,046.2890'

East: 2,633,684.5347'

Segment# 3: Line

Course: N79°41'24"E

Length: 26.47'

North: 7,018,051.0264'

East: 2,633,710.5773'

Segment# 4: Line

Course: N88°46'40"E

Length: 542.49'

North: 7,018,062.5978'

East: 2,634,252.9439'

Segment# 5: Line

Course: S29°42'57"E

Length: 39.63'

North: 7,018,028.1794'

East: 2,634,272.5884'

Segment# 6: Line

Course: N88°50'28"E

Length: 39.83'

North: 7,018,028.9850'

East: 2,634,312.4102'

Segment# 7: Line

Course: N29°29'31"E

Length: 40.57'

North: 7,018,064.2981'

East: 2,634,332.3829'

Segment# 8: Line

Course: N88°46'40"E

Length: 170.92'

North: 7,018,067.9438'

East: 2,634,503.2640'

Segment# 9: Line

Course: S43°44'21"W

Length: 793.97'

North: 7,017,494.3047'

East: 2,633,954.3318'

Segment# 10: Line

Course: S88°45'01"W

Length: 560.35'

North: 7,017,482.0835'

East: 2,633,394.1151'

Segment# 11: Line

Course: N1°00'38"E

Length: 500.12'

North: 7,017,982.1257'

East: 2,633,402.9356'

Perimeter: 3,020.71'

Area: 461,336.36Sq.Ft.

Error Closure: 0.0047

Course: N2°16'18"E

Error North : 0.00473

East: 0.00019

Precision 1: 642,704.26



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** January 20, 2026  
**APPLICANT:** Stephanie Tutt, *Kimley-Horn and Associates, Inc.*  
**CASE NUMBER:** P2025-042; *Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition*

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### SUMMARY

Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

### PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 10.5908-acre parcel of land (*i.e. Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152*) -- which is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall -- to show the future development of a *retail store with gasoline sales* on the proposed Lot 1, Block A, Casey's Blackland Addition. The proposed Preliminary Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development.
- Requirements. The proposed Preliminary Plat is subject to the requirements of Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances, the City's Standards of Design and Construction Manual, and Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, of the Interlocal Agreement between Rockwall County and the City of Rockwall.
- Conformance to the Rockwall County Interlocal Agreement. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Exhibit 'A' of the Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Preliminary Plat for *Lots 1 & 2, Block A, Casey's Blackland Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the City of Rockwall and Rockwall County shall be addressed prior to submitting this Preliminary Plat for final signatures; and,
- (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 SEC FM 548 AND HWY 276

SUBDIVISION CASEYS BLACKLAND

LOT 1 BLOCK 1

GENERAL LOCATION SEC FM 548 AND HWY 276

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SITE LOCATED IN ROCKWALL ETJ

CURRENT USE VACANT, UNDEVELOPED

PROPOSED ZONING SITE LOCATED IN ROCKWALL ETJ

PROPOSED USE CONVENIENCE STORE AND FUELING STATION

ACREAGE 2.4775

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER RENE E BURNS

APPLICANT KIMLEY HORN

CONTACT PERSON JAMES VALK

CONTACT PERSON STEPHANIE TUTT

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

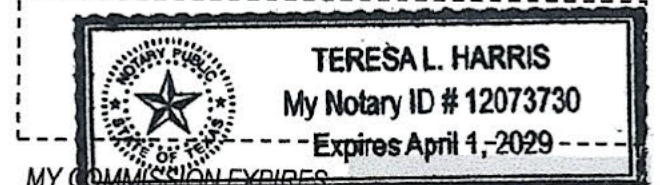
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 2025 BY SIGNING THIS 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."

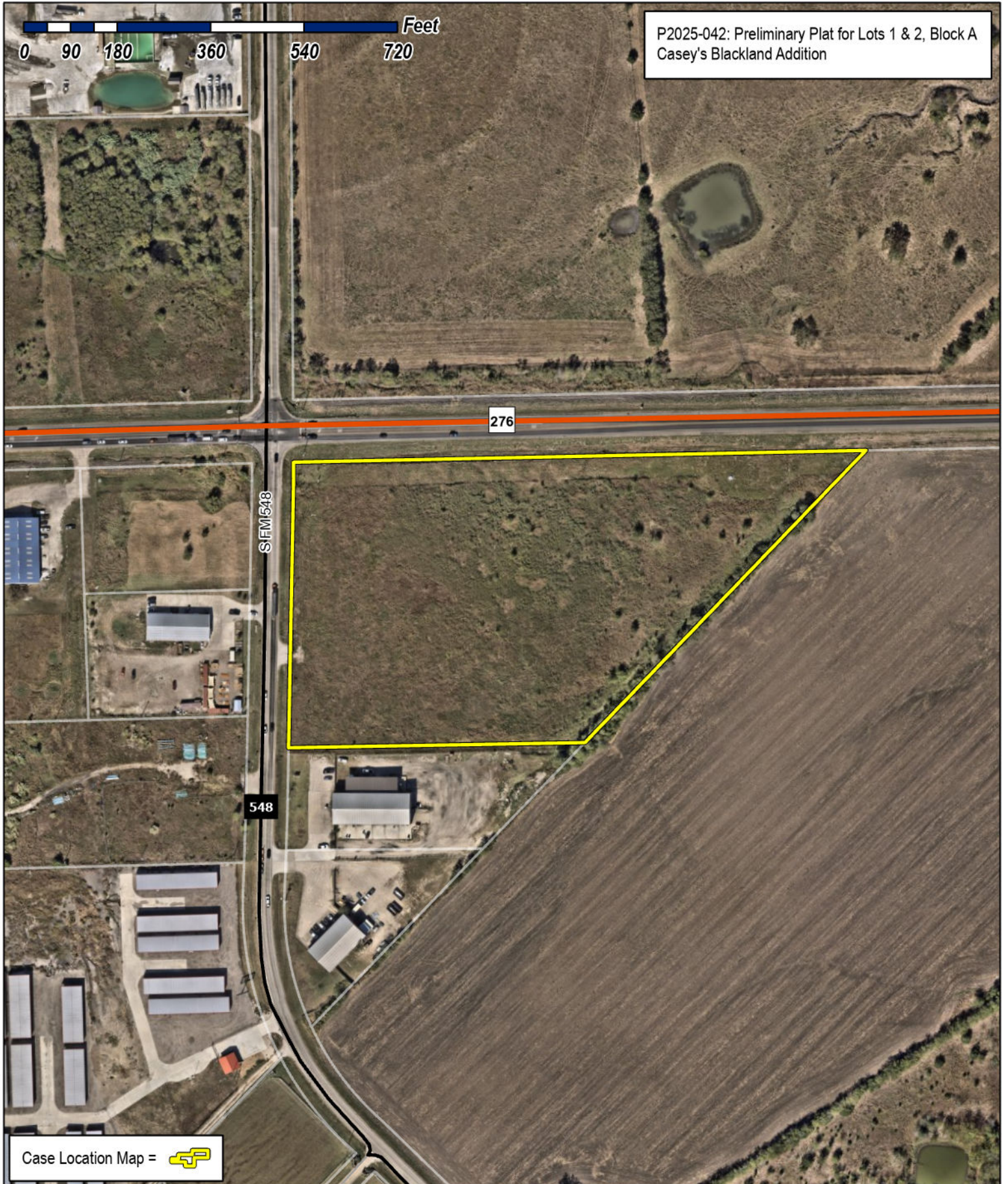
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2025.

OWNER'S SIGNATURE

*Renee Burns*  
*Teresa L. Harris*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



NOTES

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create two lots adn dedicate easements.
6. 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.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. 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.
9. 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.
10. 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).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the \_\_\_ day of \_\_\_, 2025.
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 thirty (30) days from said date of final approval.
WITNESS OUR HANDS, This \_\_\_ day of \_\_\_, 2025.
Mayor
City Secretary

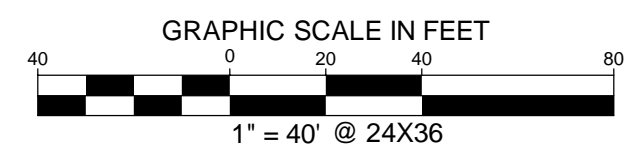
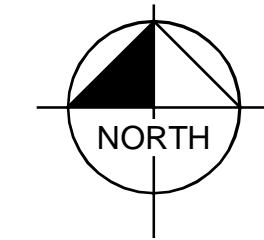
SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 12/27/2024 and that all corners are shown hereon.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7060

STATE OF TEXAS
COUNTY OF SMITH

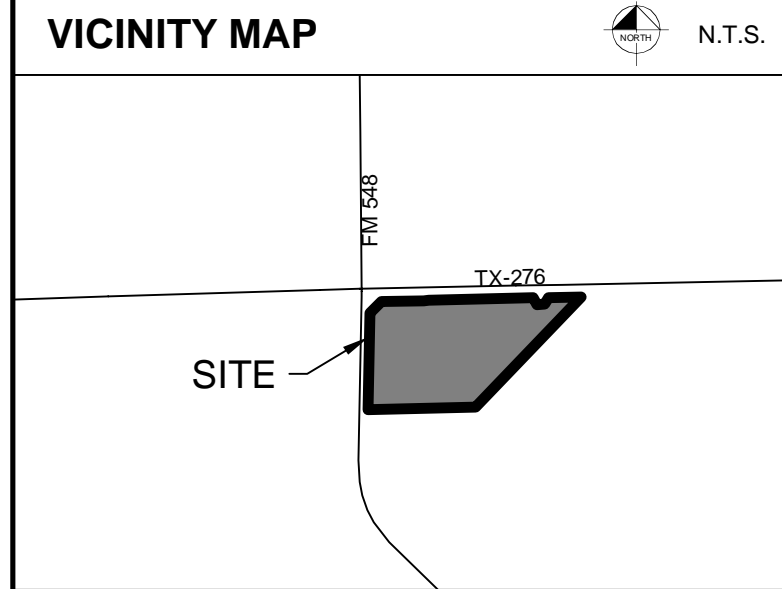
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stanley Crawford Russell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas



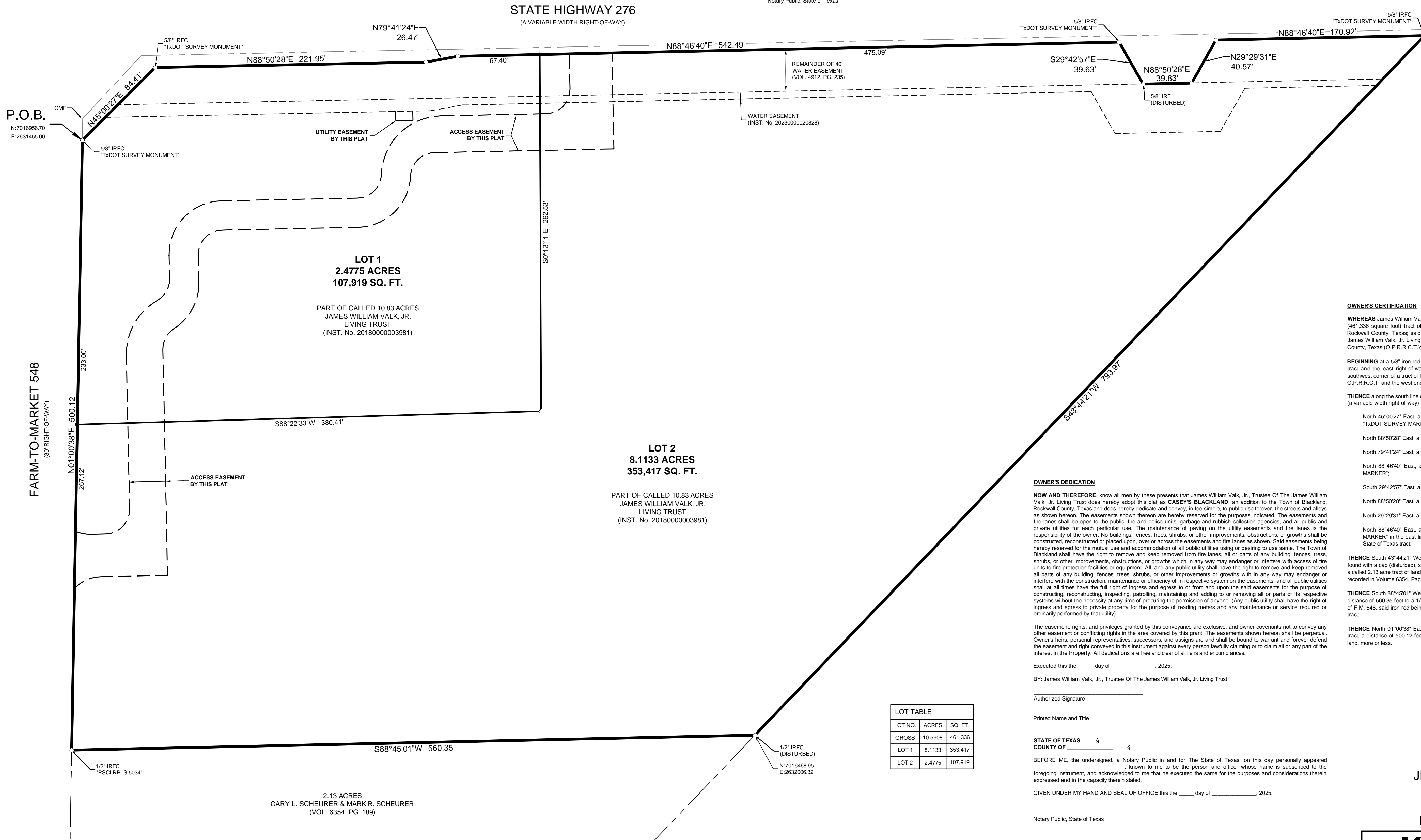
LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND CAPPED
CMF = CONCRETE MONUMENT FOUND



LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Adjacent Property Line, Existing Easement Line, Proposed Easement Line, Denial of Access Line.



P.O.B.
N:7016956.70
E:2631455.00

LOT 1
2.4775 ACRES
107,919 SQ. FT.

PART OF CALLED 10.83 ACRES
JAMES WILLIAM VALK, JR.
LIVING TRUST
(INST. No. 2018000003981)

LOT 2
8.1133 ACRES
353,417 SQ. FT.

PART OF CALLED 10.83 ACRES
JAMES WILLIAM VALK, JR.
LIVING TRUST
(INST. No. 2018000003981)

LOT TABLE
Table with 3 columns: LOT NO., ACRES, SQ. FT.
LOT 1: 8.1133, 353,417
LOT 2: 2.4775, 107,919

OWNER'S CERTIFICATION

WHEREAS James William Valk, Jr., Trustee of the James William Valk, Jr. Living Trust, is the owner of a 10.5908 acre (461,336 square foot) tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, Town of Blackland, Rockwall County, Texas; said tract being a portion of a called 10.83 acre tract of land described in Warranty Deed to James William Valk, Jr. Living Trust recorded in Instrument Number 2018000003981, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER" in the west line of said 10.83 acre tract and the east right-of-way line of Farm-to-Market 548 (F.M. 548) (an 80' right-of-way), said iron rod being the southwest corner of a tract of land described in Deed to State of Texas recorded in Instrument Number 20210000015812, O.P.R.R.C.T. and the west end of a right-of-way corner clip;

THENCE along the south line of said State of Texas tract and the south right-of-way line of State Highway 276 (S.H. 276) (a variable width right-of-way) the following eight (8) calls:

North 45°00'27" East, along said corner clip, a distance of 84.41 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER", said iron rod being the north end said corner clip;

North 88°50'28" East, a distance of 221.95 feet to a point for corner;

North 79°41'24" East, a distance of 26.47 feet to a point for corner;

North 88°46'40" East, a distance of 542.49 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER";

South 29°42'57" East, a distance of 39.63 feet to a 5/8" iron rod found;

North 88°50'28" East, a distance of 39.83 feet to a point for corner;

North 29°29'31" East, a distance of 40.57 feet to a point for corner;

North 88°46'40" East, a distance of 170.92 feet to a 5/8" iron rod found with a cap stamped "TxDOT SURVEY MARKER" in the east line of said 10.83 acre tract, said iron rod being the most easterly southeast corner of said State of Texas tract;

THENCE South 43°44'21" West, along the said east line of 10.83 acre tract, a distance of 793.97 feet to a 1/2" iron rod found with a cap (disturbed), said iron rod being the southeast corner of said 10.83 acre tract and the northeast corner of a called 2.13 acre tract of land described in Warranty Deed with Vendor's Lien to Cary L. Scheurer and Mark R. Scheurer recorded in Volume 6354, Page 189, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 88°45'01" West, along the south line of said 10.83 acre tract and the north line of said 2.13 acre tract, a distance of 560.35 feet to a 1/2" iron rod found with a cap stamped "RSCD RPLS 5034" in the said east right-of-way line of F.M. 548, said iron rod being the southwest corner of said 10.83 acre tract and the northwest corner of said 2.13 acre tract;

THENCE North 01°00'38" East, along the said east right-of-way line of F.M. 548 and the said west line of 10.83 acre tract, a distance of 500.12 feet to the POINT OF BEGINNING and containing 461,336 square feet or 10.5908 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust does hereby adopt this plat as CASEY'S BLACKLAND, an addition to the Town of Blackland, Rockwall County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Blackland shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all parts of any building, fences, trees, shrubs, or other improvements or growths with in any way may endanger or interfere with the construction, maintenance or efficiency of in respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and right conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Executed this the \_\_\_ day of \_\_\_, 2025.

BY: James William Valk, Jr., Trustee Of The James William Valk, Jr. Living Trust

Authorized Signature

Printed Name and Title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2025.

Notary Public, State of Texas

PRELIMINARY PLAT
CASEY'S BLACKLAND
10.5908 ACRES
JEREMIAH R. MARRS SURVEY,
ABSTRACT No. 152
TOWN OF BLACKLAND,
ROCKWALL COUNTY, TEXAS

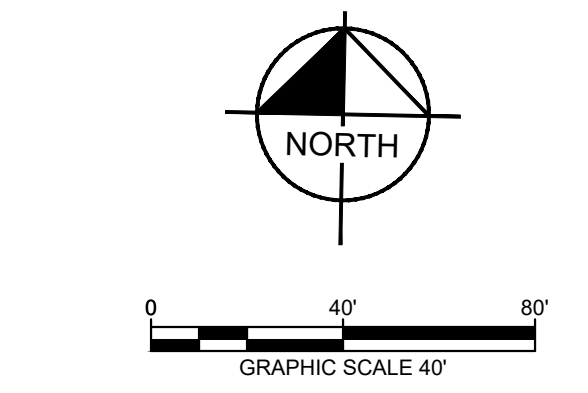
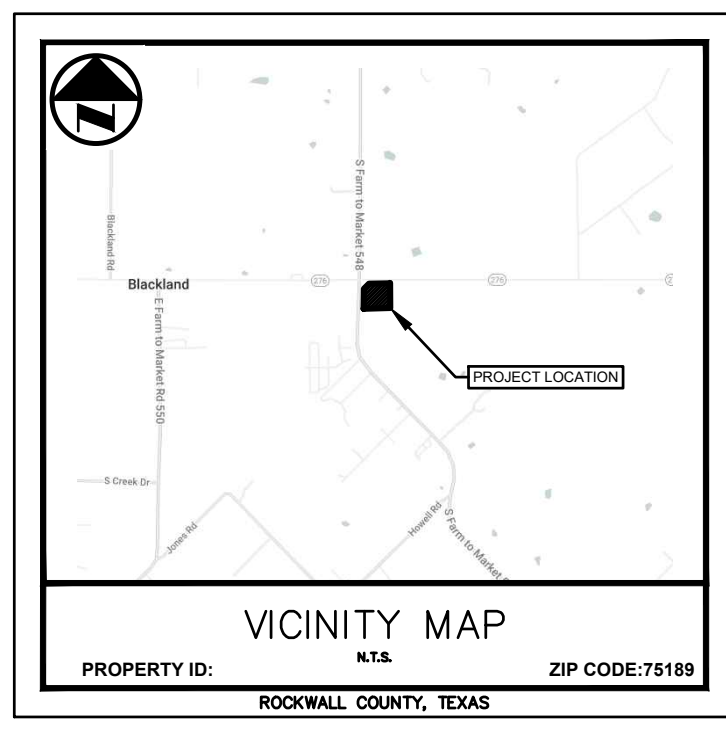
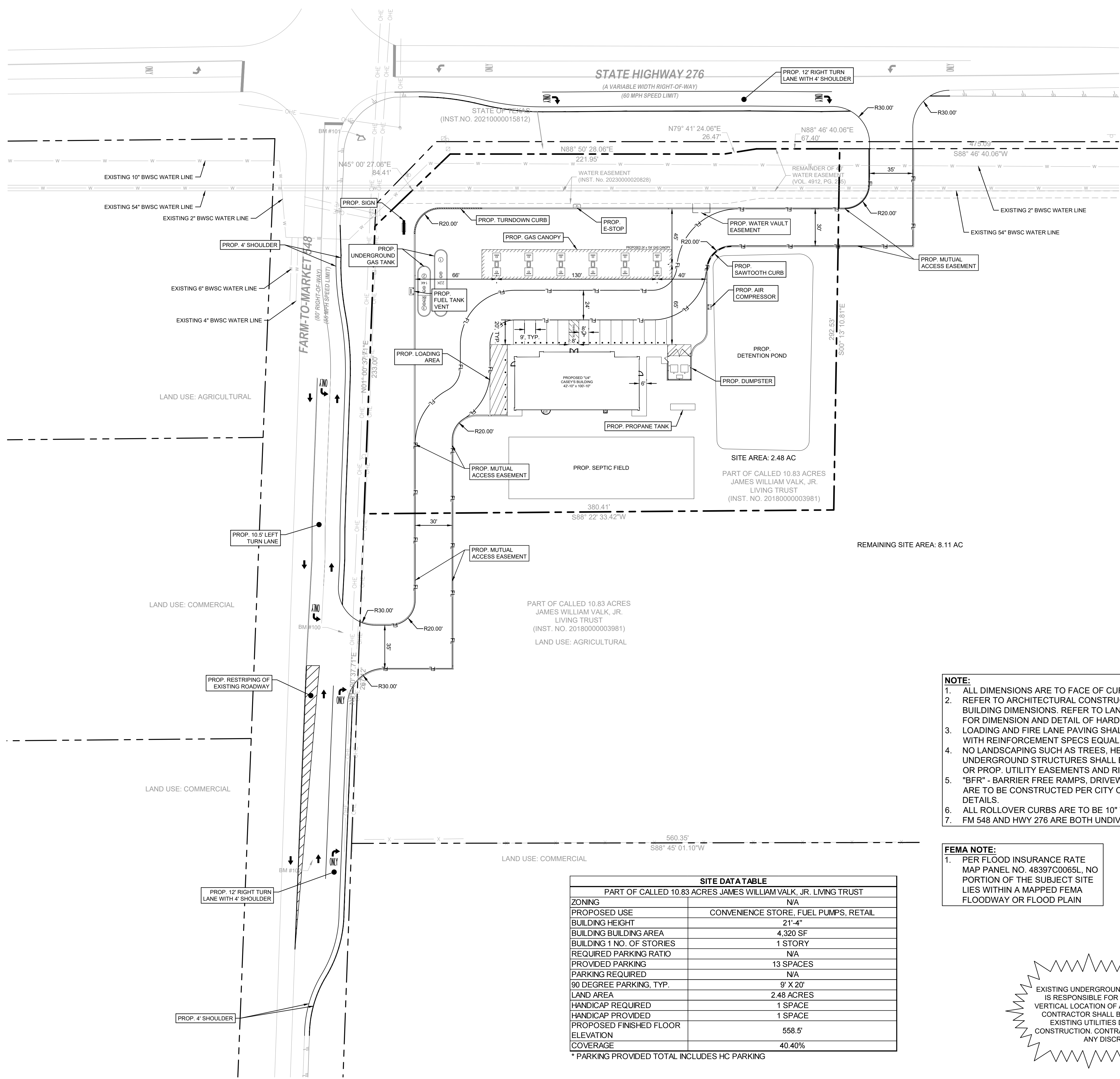
Kimley Horn logo

110 N. College Avenue, Suite 1800
FIRM # 10194040
Tel. No. (903) 617-5839
www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.
Scale: 1" = 40', Drawn by: MKK, Checked by: SCR, Date: 05/13/2025, Project No.: 060007507, Sheet No.: 1 OF 1

2025-12-23 10:52:00  
 JAMES  
 48397C0065L  
 LAST SAID  
 12/23/25 10:52:00 AM  
 K:\AUGUST\2025\12\23\25\10:52:00 AM  
 DWS:PAVE  
 DIVISION

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- - - - - EXISTING OVERHEAD ELECTRIC LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - SAW CUT
- - - - - EXISTING ASPHALT
- - - - - PROP. RETAINING WALL
- - - - - PROP. SANITARY SEWER LINE
- - - - - PROP. WATER LINE
- - - - - PROP. HEADWALL
- ⊕ ACCESSIBLE PARKING SYMBOL
- ⊕ NUMBER OF PARKING SPACES
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GREASE TRAP
- ⊕ PUBLIC SIDEWALK

**KEY**

- EX. EXISTING
- PROP. PROP.
- LP PROP. LIGHT POLE
- CONC. CONCRETE
- OHE OVERHEAD ELECTRIC
- GI GRATE INLET
- P.E. PEDESTRIAN EASEMENT
- BFR BARRIER FREE RAMP

- NOTE:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSION AND DETAIL OF HARDSCAPE.
  - LOADING AND FIRE LANE PAVING SHALL BE CLASS P1 CONCRETE WITH REINFORCEMENT SPECS EQUAL TO CITY STREETS.
  - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROP. UTILITY EASEMENTS AND RIGHT OF WAY.
  - "BFR" - BARRIER FREE RAMPS, DRIVEWAYS, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED PER CITY OF BLACKLAND STANDARD DETAILS.
  - ALL ROLLOVER CURBS ARE TO BE 10" WIDE AND 6" TALL.
  - FM 548 AND HWY 276 ARE BOTH UNDIVIDED ROADWAYS.

- FEMA NOTE:**
- PER FLOOD INSURANCE RATE MAP PANEL NO. 48397C0065L, NO PORTION OF THE SUBJECT SITE LIES WITHIN A MAPPED FEMA FLOODWAY OR FLOOD PLAIN



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE DATA TABLE	
PART OF CALLED 10.83 ACRES JAMES WILLIAM VALK, JR. LIVING TRUST	
ZONING	N/A
PROPOSED USE	CONVENIENCE STORE, FUEL PUMPS, RETAIL
BUILDING HEIGHT	21'-4"
BUILDING BUILDING AREA	4,320 SF
BUILDING 1 NO. OF STORIES	1 STORY
REQUIRED PARKING RATIO	N/A
PROVIDED PARKING	13 SPACES
PARKING REQUIRED	N/A
90 DEGREE PARKING, TYP.	9' X 20'
LAND AREA	2.48 ACRES
HANDICAP REQUIRED	1 SPACE
HANDICAP PROVIDED	1 SPACE
PROPOSED FINISHED FLOOR ELEVATION	558.5'
COVERAGE	40.40%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**BENCH MARK LIST**

BM #100 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017652.58 EASTING: 2631820.37 ELEV. = 559.70'
BM #101 "12" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.	NORTHING: 7018054.92 EASTING: 2631826.97 ELEV. = 553.65'
BM #102 "12" MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.	NORTHING: 7017467.80 EASTING: 2631799.41 ELEV. = 563.78'

**Kimley-Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 6800 BURLERSON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8942  
 WWW.KIMLEY-HORN.COM TX F-528

DATE: \_\_\_\_\_

REVISIONS:

No.	DATE	BY

---

**BLACKLAND CASEY'S PRELIMINARY PLAN**

BLACKLAND, TEXAS

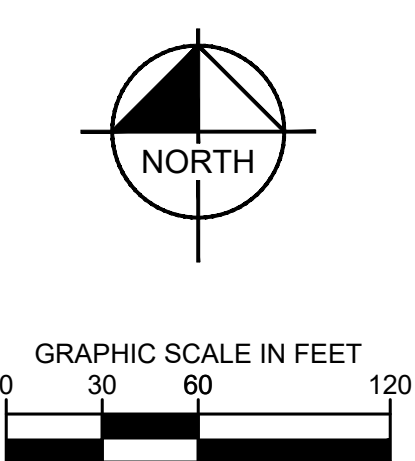
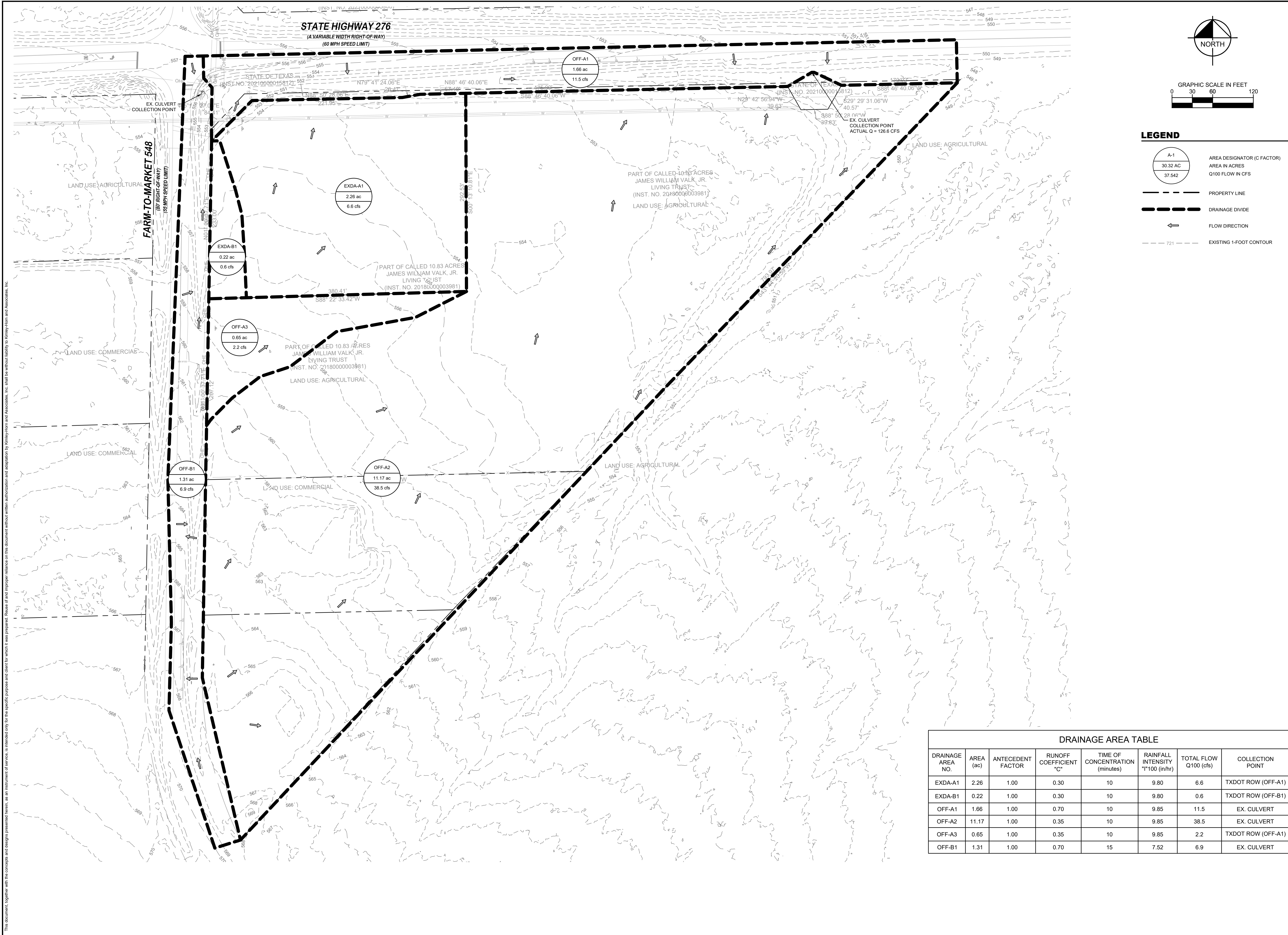
**SITE PLAN**

SHEET NUMBER  
**C-01**

JAMES  
 LAST SAID  
 DIVISION  
 DATE  
 TIME  
 DRAWN BY  
 CHECKED BY

4:50 AM  
 12/22/2025 11:20 AM  
 K. BAU  
 DIVISION

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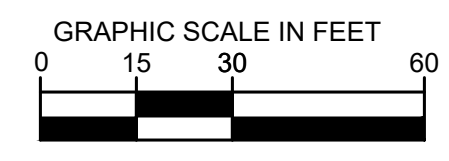
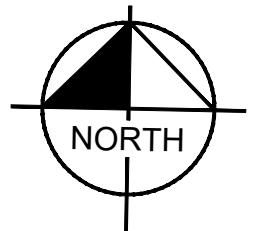
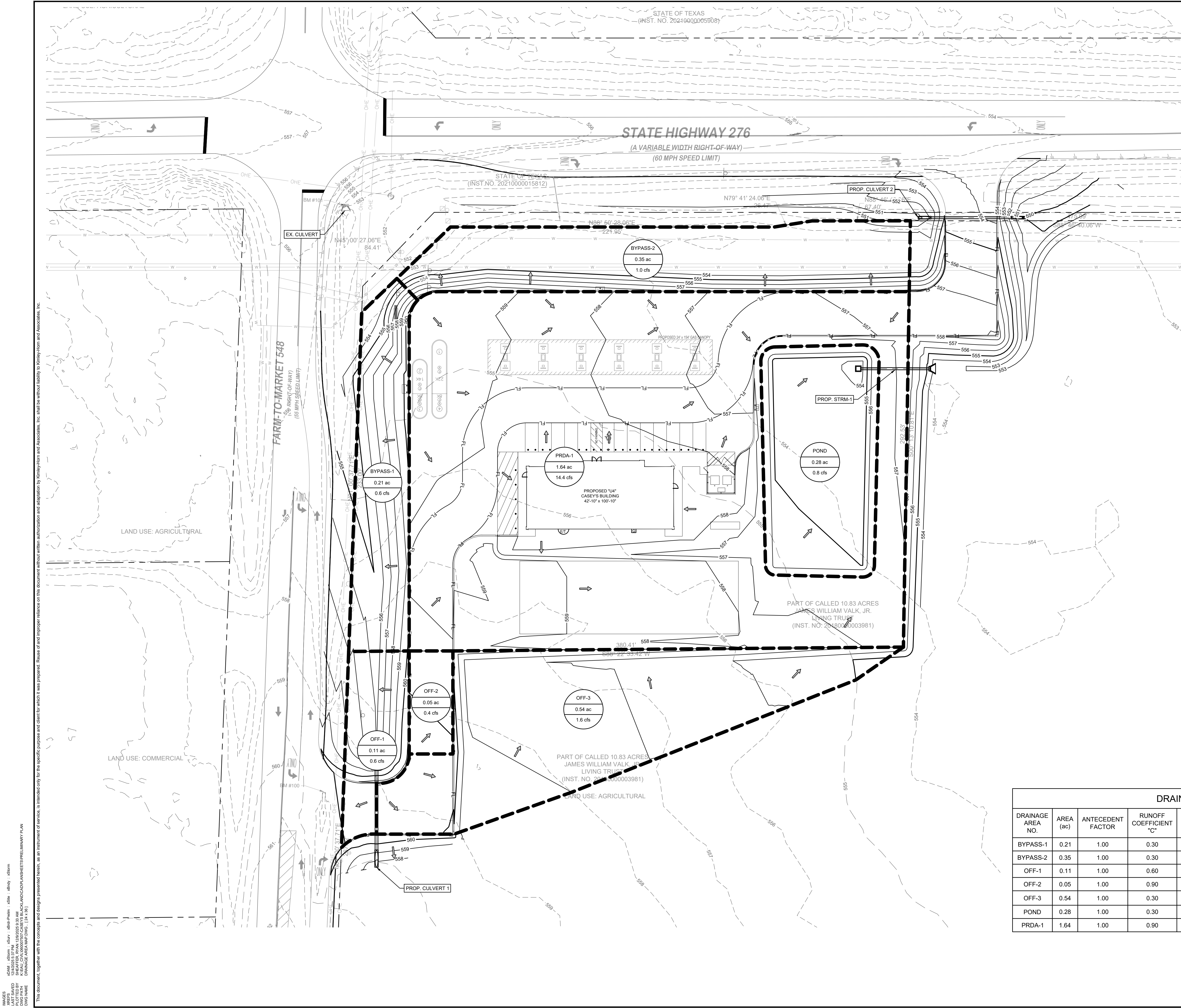
**LEGEND**

	AREA DESIGNATOR (C FACTOR) AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	DRAINAGE DIVIDE
	FLOW DIRECTION
	EXISTING 1-FOOT CONTOUR

**DRAINAGE AREA TABLE**

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EXDA-A1	2.26	1.00	0.30	10	9.80	6.6	TXDOT ROW (OFF-A1)
EXDA-B1	0.22	1.00	0.30	10	9.80	0.6	TXDOT ROW (OFF-B1)
OFF-A1	1.66	1.00	0.70	10	9.85	11.5	EX. CULVERT
OFF-A2	11.17	1.00	0.35	10	9.85	38.5	EX. CULVERT
OFF-A3	0.65	1.00	0.35	10	9.85	2.2	TXDOT ROW (OFF-A1)
OFF-B1	1.31	1.00	0.70	15	7.52	6.9	EX. CULVERT

<p><b>Kimley-Horn</b></p> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6800 BURLISON ROAD, BUILDING 312, SUITE 150 AUSTIN, TX 78744 PHONE: 512-616-9942 WWW.KIMLEY-HORN.COM TX F-528</p>	<p>FOR REVIEW ONLY Not for construction, bidding, or permit purposes.</p> <p><b>Kimley-Horn</b></p> <p>Engineer STEPHANIE TUTT P.E. No. 145394 Date Dec-25</p>						
<p>KHA PROJECT 060007507</p> <p>DATE DECEMBER 2025</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY RS</p> <p>DRAWN BY RS</p> <p>CHECKED BY ST</p>	<p>BLACKLAND CASEY'S PRELIMINARY PLAN</p> <p>BLACKLAND, TEXAS</p>						
<p>EXISTING DRAINAGE AREA MAP</p>	<p>SHEET NUMBER <b>C-03</b></p>						
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY				<p>DATE</p>
No.	DATE	BY					



**LEGEND**

- AREA DESIGNATOR (C FACTOR)  
 AREA IN ACRES  
 Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- FLOW DIRECTION
- PROPOSED 1-FOOT CONTOUR
- EXISTING 1-FOOT CONTOUR

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "1"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
BYPASS-1	0.21	1.00	0.30	10	9.80	0.6	EX. CULVERT
BYPASS-2	0.35	1.00	0.30	10	9.80	1.0	CULVERT 2
OFF-1	0.11	1.00	0.60	10	9.80	0.6	EX. CULVERT
OFF-2	0.05	1.00	0.90	10	9.80	0.4	POND
OFF-3	0.54	1.00	0.30	10	9.80	1.6	OFFSITE (EX. CULVERT)
POND	0.28	1.00	0.30	10	9.80	0.8	STRM-1
PRDA-1	1.64	1.00	0.90	10	9.80	14.4	POND

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NO.	REVISIONS	DATE	BY

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 permit purposes.  
  
 ENGINEER  
 STEPHANIE TUTT  
 P.E. No. 145394 Date Dec-25

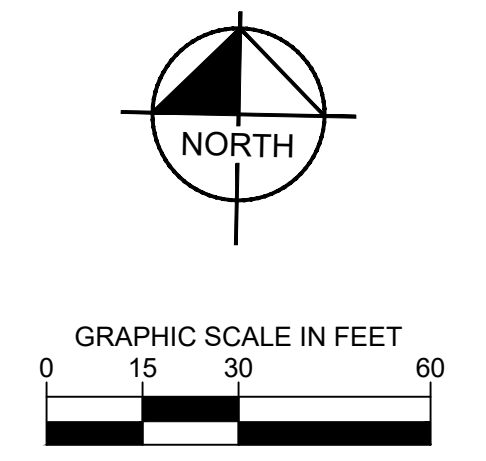
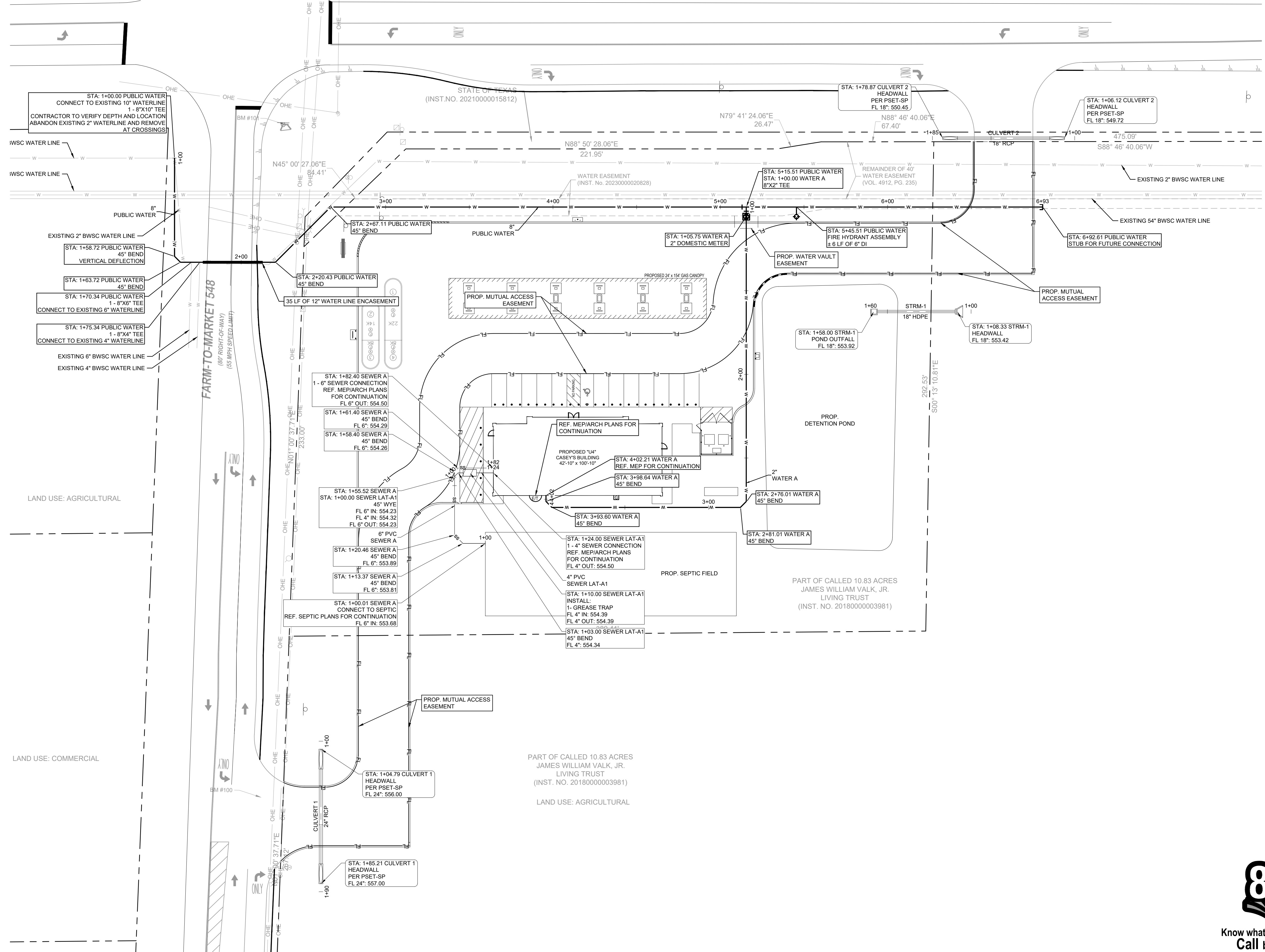
KHA PROJECT	060007507
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	RS
DRAWN BY	RS
CHECKED BY	ST

**BLACKLAND CASEY'S  
 PRELIMINARY PLAN**  
 BLACKLAND, TEXAS

**DRAINAGE AREA MAP**  
 SHEET NUMBER  
**C-04**

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**LEGEND**

- PROPERTY LINE
- LOT LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- PROPOSED FIRE HYDRANT
- FDC
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- STORM MANHOLE
- TYPE "Y" INLET

**KEY**

- |      |                             |
|------|-----------------------------|
| TYP. | TYPICAL                     |
| BFR  | BARRIER FREE RAMP           |
| CI   | CURB INLET                  |
| JB   | JUNCTION BOX                |
| GI   | GRATE INLET                 |
| HW   | HEADWALL                    |
| MH   | MANHOLE                     |
| CO   | CLEANOUT                    |
| GT   | GREASE TRAP                 |
| FH   | FIRE HYDRANT                |
| UE   | UTILITY EASEMENT            |
| WM   | WATER METER                 |
| DCV  | DOUBLE DETECTOR CHECK VAULT |
| IRR  | IRRIGATION METER            |
| FDC  | FIRE DEPARTMENT CONNECTION  |
| ○    | NUMBER OF PARKING SPACES    |

**UTILITY NOTES**

- PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEERING IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF EXISTING FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
- THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED OR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT SHOWN) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THIS PLAN.
- CONTRACTOR TO ADJUST MH RIM ELEVATIONS TO FINISHED GRADE. THE USE OF GRADE RINGS ARE LIMITED TO A TOTAL OF 12" (EXISTING AND PROPOSED).
- TAPPING OR METER FEE, IF APPLICABLE, SHALL BE PAID BY CONTRACTOR.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF BLACKLAND STANDARD SPECIFICATIONS AND DETAILS.
- REFER TO TOEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
- SANITARY SEWER SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER FROM OUTSIDE OF PIPE TO FINAL GRADE.
- WATER SERVICE IS PROVIDED BY BLACKLAND WATER SUPPLY CORPORATION (BWSC).
- ON-SITE SEPTIC IS PROVIDED FOR WASTEWATER.

**BENCH MARK LIST**

- BM #100 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.  
 NORTHING: 7017652.58  
 EASTING: 2631820.37  
 ELEV. = 559.70'
- BM #101 "X" MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TxDOT MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.  
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 NORTHING: 7017467.80  
 EASTING: 2631799.41  
 ELEV. = 563.78'



**Know what's below.  
 Call before you dig.**

**CAUTION!!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 6800 BURNLEY ROAD, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-9944  
 WWW.KIMLEY-HORN.COM TX F-928

**Kimley-Horn**  
 Engineer: STEPHANIE TUTT  
 P.E. No. 145394 Date: Dec-25

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

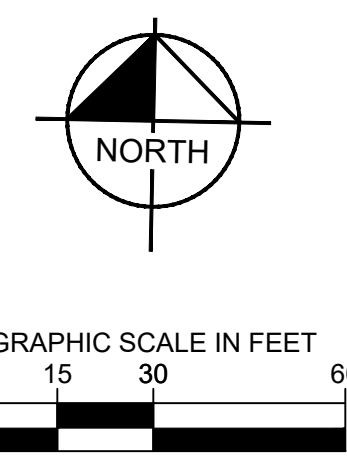
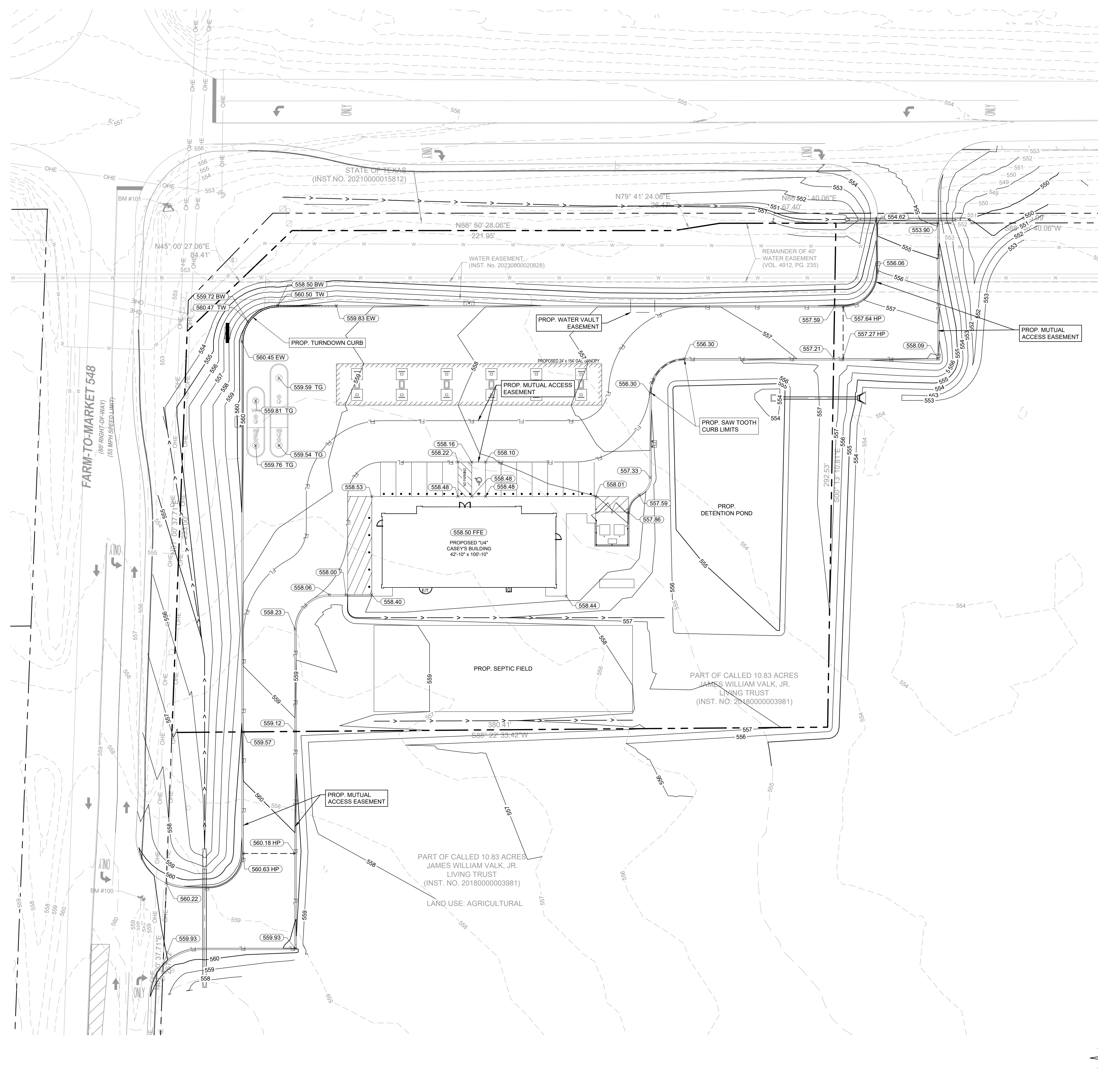
**BLACKLAND CASEY'S  
 PRELIMINARY PLAN**

BLACKLAND, TEXAS

**UTILITY PLAN**

JAMES  
 LAST SAVED  
 DATE: 12/22/2025 10:52 AM  
 DRAWN BY: JAMES  
 CHECKED BY: JAMES

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**GRADING NOTES**

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, THE FINAL GEOTECHNICAL REPORT, AS WELL AS CITY OF BLACKLAND AND NCTCOG CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOW FINISH GRADES. FINISH GRADES ARE TO TOP OF FINISH GRADE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
- FOR AREAS OUTSIDE OF PAVEMENT, PLAN ELEVATIONS ARE TO TOP OF FINISH GRADE. FINISH GRADES SHALL BE PLUS OR MINUS ONE TENTH OF A FOOT (±0.10') OF DESIGN GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONTROL ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE PLANS.
- CONTRACTOR SHALL CALL DIGESTS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
- PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
- REFER TO DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL EROSION UNDER EXISTING PAVEMENT ALONG THE PROJECT LIMITS DURING CONSTRUCTION.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- CONTRACTOR SHALL ADJUST RIMS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO MATCH FINISH GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED MARCH 24, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED.

**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- ▭ BARRIER FREE RAMP
- ⊕ PROPOSED FIRE HYDRANT
- FDC
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ STORM MANHOLE
- ⊙ TYPE 'Y' INLET

**CAUTION!!**

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**BENCH MARK LIST**

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NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 AUSTIN, TX 78744  
 PHONE: 512-616-8944  
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FOR REVIEW ONLY  
Not for construction, bidding, or permit purposes.

**Kimley-Horn**

STEPHANIE TUTT  
Engineer  
P.E. No. 145394 Date Dec-25

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060007507	DECEMBER 2025	AS SHOWN	RS	RS	ST

BLACKLAND CASEY'S  
PRELIMINARY PLAN

BLACKLAND, TEXAS

**GRADING PLAN**

SHEET NUMBER  
**C-02**

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 12/12/2025 9:44:12 AM

**Prepared by:**

Stan Russell

Kimley-Horn

801 Cherry Street

Parcel Name: BOUNDARY - GROSS

Description: GROSS

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,017,982.1210'

East: 2,633,402.9354'

Segment# 1: Line

Course: N45°00'27"E

Length: 84.41'

North: 7,018,041.8000'

East: 2,633,462.6301'

Segment# 2: Line

Course: N88°50'28"E

Length: 221.95'

North: 7,018,046.2890'

East: 2,633,684.5347'

Segment# 3: Line

Course: N79°41'24"E

Length: 26.47'

North: 7,018,051.0264'

East: 2,633,710.5773'

Segment# 4: Line

Course: N88°46'40"E

Length: 542.49'

North: 7,018,062.5978'

East: 2,634,252.9439'

Segment# 5: Line

Course: S29°42'57"E

Length: 39.63'

North: 7,018,028.1794'

East: 2,634,272.5884'

Segment# 6: Line

Course: N88°50'28"E

Length: 39.83'

North: 7,018,028.9850'

East: 2,634,312.4102'

Segment# 7: Line

Course: N29°29'31"E

Length: 40.57'

North: 7,018,064.2981'

East: 2,634,332.3829'

Segment# 8: Line

Course: N88°46'40"E

Length: 170.92'

North: 7,018,067.9438'

East: 2,634,503.2640'

Segment# 9: Line

Course: S43°44'21"W

Length: 793.97'

North: 7,017,494.3047'

East: 2,633,954.3318'

Segment# 10: Line

Course: S88°45'01"W

Length: 560.35'

North: 7,017,482.0835'

East: 2,633,394.1151'

Segment# 11: Line

Course: N1°00'38"E

Length: 500.12'

North: 7,017,982.1257'

East: 2,633,402.9356'

Perimeter: 3,020.71'

Area: 461,336.36Sq.Ft.

Error Closure: 0.0047

Course: N2°16'18"E

Error North : 0.00473

East: 0.00019

Precision 1: 642,704.26



DATE: January 29, 2026

TO: Stephanie Tutt  
6800 Burlison Road  
Building 312, Suite 150  
Austin, Texas 78744

CC: James Valk  
P.O. Box 508  
Fate, Texas 75132

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

SUBJECT: P2025-042; *Preliminary Plat for Lots 1 & 2, Casey's Blackland Addition*

Stephanie,

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:

Conditions of Approval

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

Planning and Zoning Commission

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary 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 preliminary plat by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 772-6488.

Sincerely,

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